



**City of South Pasadena
Planning and Community
Development Department**

Memo

Date: October 12, 2021

To: Chair and Members of the Planning Commission

From: Angelica Frausto-Lupo, Community Development Director

Prepared By: Malinda Lim, Associate Planner

Re: October 12, 2021 Planning Commission Meeting Item No. 2 – Additional Document No. 1 – Neighbor Support List and Revisions to Conditions of Approval 89 Monterey Road (Project No. 2197-HDP/DRX/VAR)

After posting of the staff report, the applicant has provided updated plans with a reduction of the floor area from 2,314.6 to 2,308.6 square feet and an updated rendering from Monterey Road showing the existing concrete block walls. The walls will remain and be repaired. Both are provided as **Attachment 1** and **Attachment 2** respectively.

Attachments:

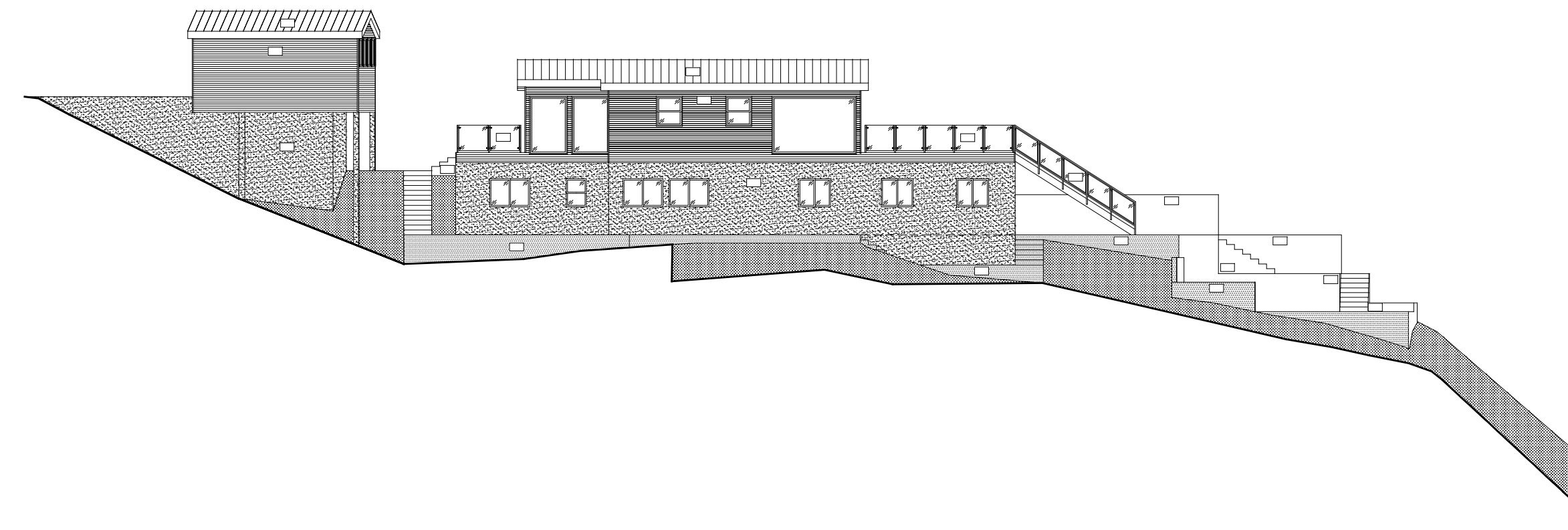
1. Updated Development Plans
2. Updated Rendering

ATTACHMENT 1

Updated Development Plans



A0.0 VICINITY MAP
1 NOT TO SCALE



AREA/ CALCULATIONS/ ETC:

FLOOR AREA RATIO (FAR): 35% (2,314.90 SQ FT) MAX.
 FAR EXCEPTION: 500 SQ FT FOR GARAGE, 400 SQ FT FOR CARPORT

1ST FLOOR: 1,449.1 SQ FT
 2ND FLOOR: 859.5 SQ FT
 TOTAL AREA: 2,308.6 SQ FT

(N) GARAGE 434 SQ FT (500 SQ FT EXEMPT)
 (E) STORAGE 158.6 SQ FT

LOT AREA (GROSS): 6,596 SQ FT PER SURVEY
 EASEMENT AREA: 128 SQ FT
 LOT ARE AREA (NET): 6,724 SQ FT (INCLUDING EASEMENT)

LOT COVERAGE: 2,487.96 SQ FT (37.6% < 50% MAX)

STRUCTURES: 2,254.4 SQ FT
 30" ABOVE GRADE: 233.56 SQ FT
 TOTAL LOT COVERAGE: 2,487.96 SQ FT

BALCONIES: 579.93 SQ FT
 DECKS: 846.76 SQ FT
 TOTAL: 1,426.93 SQ FT

NATURAL SLOPE AND VEGETATION 44% (SEE A1.3/2)

PARKING SPACES REQ'D: 3
 PARKING SPACES PROVIDED: 3 (2 COVERED/ 1 UNCOVERED)

PROP. MAX. BLDG HEIGHT: 25'-7 1/2" SFR, 30'-2" GARAGE

SLOPE: SEE SLOPE ANALYSIS

SEE A1.3 FOR CALCULATIONS AND DIAGRAMS

monterey

PROJECT INFO

WORK DESCRIPTION:
 (N) 2,308.6 SQ FT SINGLE FAMILY RESIDENCE
 ALTERATION OF (E) CARPORT INTO (N) 434 SQ FT GARAGE
 (E) STORAGE ROOM BELOW TO REMAIN

OWNER:
 DOUG WHITNEY
 89 MONTEREY RD
 SOUTH PASADENA, CA 91030

ADDRESS:
 89 MONTEREY RD
 SOUTH PASADENA, CA 91030

APN: 5312-031-027

ZONING: RS

LEGAL DESCRIPTION:

TR=OAK HILL PARK TRACT*LOT COM AT NE COR
 OF LOT 6 BLK 5 TH W ON S LINE OF MONTEREY RD
 40 FT TH S ON W LINES OF SD LOT AND LOT 22 TO
 N LINE OF SHORT WAY TH SEE ASSESSOR MAP
 BOOK FOR MISSING PORTION LOT 22 BLK 5

SHEET INDEX

A0.0	COVER
A1.0	SITE PLANS/ SURVEY
A1.1	FLOOR PLANS - RESIDENCE
A1.2	FLOOR PLAN - GARAGE
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A1.4	ROOF PLAN
A1.5	LANDSCAPE PLAN
A2.0	ELEVATIONS
A2.1	ELEVATIONS
A2.2	SITE SECTIONS
A3.0	DOOR/ LIGHTING FIXTURE SCHEDULE
A3.1	WINDOW SCHEDULE
A3.2	DETAILS
A3.3	CUT SHEETS

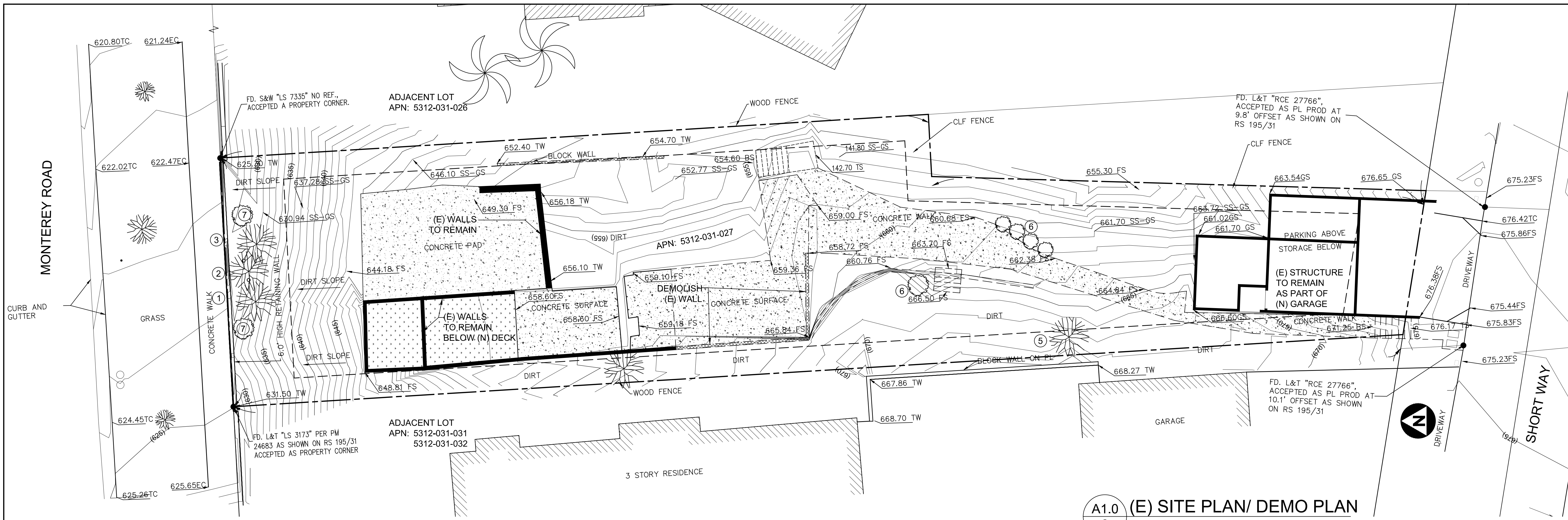
project:
monterey
 address:
 89 monterey road
 south pasadena, ca 91030
 owner:
 doug whitney
 89 monterey rd
 south pasadena, ca 91030
 design:
 m. stephan grohne
 996 1/2 w kensington rd
 los angeles, ca 90026
 agent:
 sc planners
 michael norberg
 619 south fremont ave
 suite a
 alhambra, ca 91803
 310. 591 8198

COVER

SCALE: AS NOTED

03/11/2019
 06/20/2019
 12/01/2019

A0.0



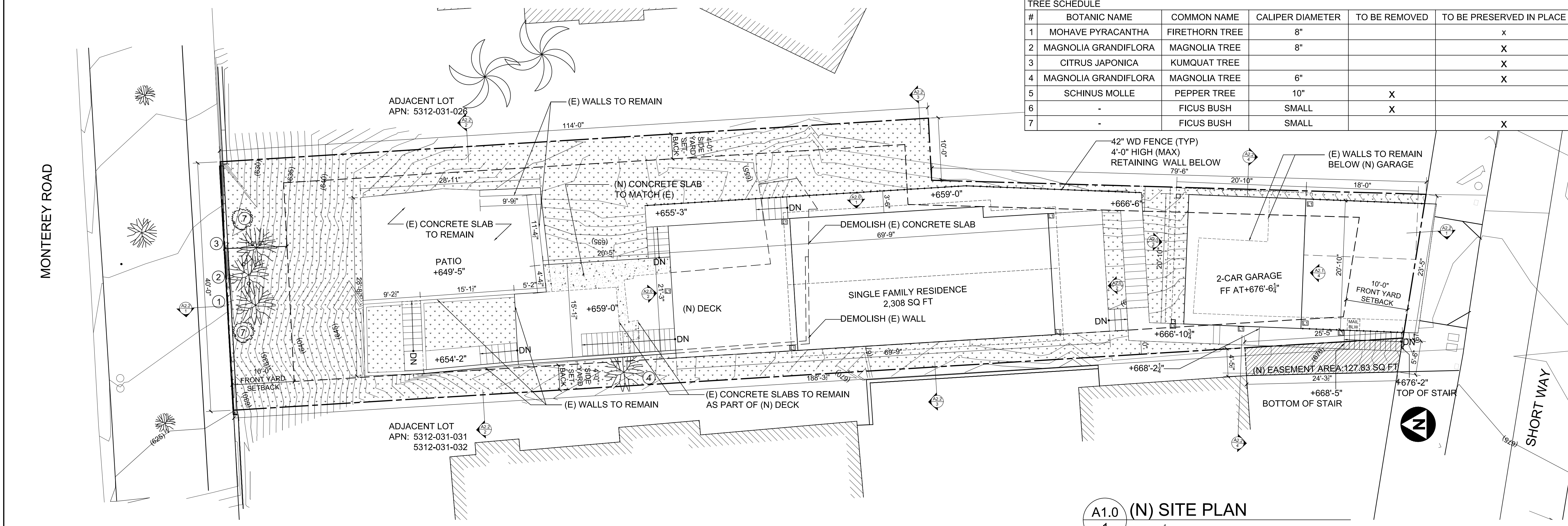
LEGEND

- (E) WALL TO REMAIN
- DEMO (E) WALL
- (N) WALL
- (N) WD FENCE
- TREE
- LIGHT (SEE A3.0)

A1.0 (E) SITE PLAN/ DEMO PLAN
 2 SCALE: 1/8"=1'-0"

TREE SCHEDULE

#	BOTANIC NAME	COMMON NAME	CALIPER DIAMETER	TO BE REMOVED	TO BE PRESERVED IN PLACE
1	MOHAVE PYRACANTHA	FIRETHORN TREE	8"		X
2	MAGNOLIA GRANDIFLORA	MAGNOLIA TREE	8"		X
3	CITRUS JAPONICA	KUMQUAT TREE			X
4	MAGNOLIA GRANDIFLORA	MAGNOLIA TREE	6"		X
5	SCHINUS MOLLE	PEPPER TREE	10"	X	
6	-	FICUS BUSH	SMALL	X	
7	-	FICUS BUSH	SMALL		X



A1.0 (N) SITE PLAN
 1 SCALE: 1/8"=1'-0"

project:
monterey

address:
 89 monterey road
 south pasadena, ca 91030

owner:
 doug whitney
 89 monterey rd
 south pasadena, ca 91030

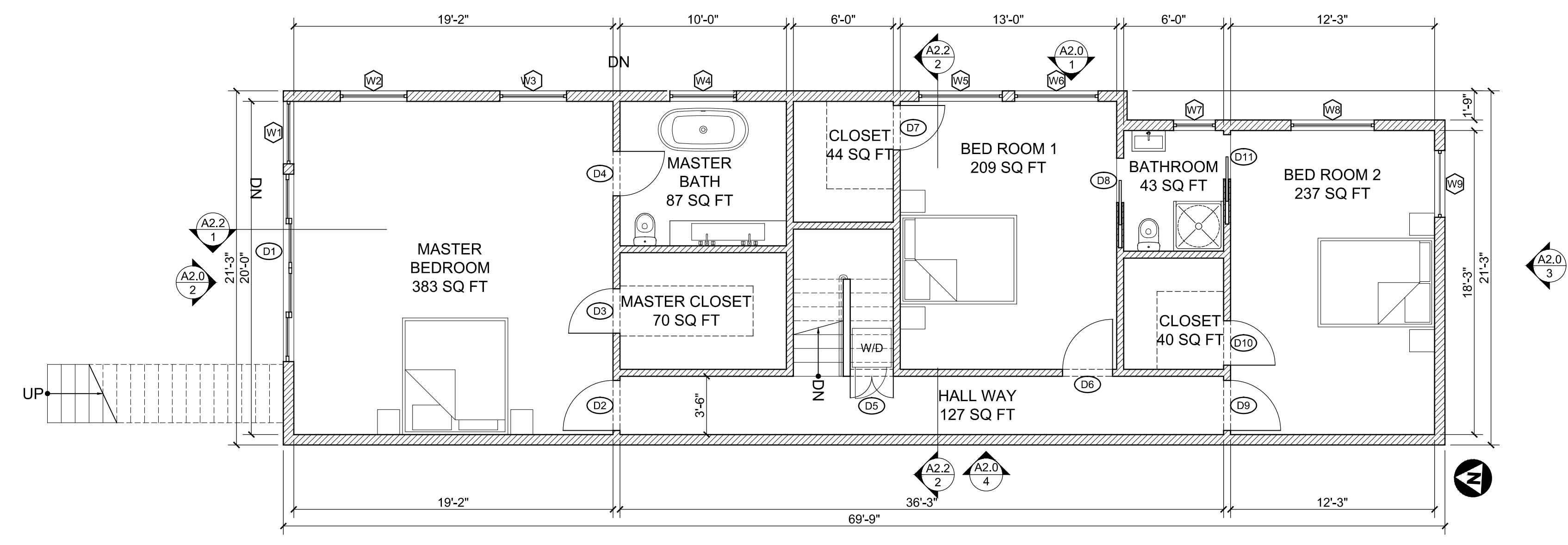
design:
 m. stephan grohne
 996 1/2 w kensington rd
 los angeles, ca 90026

agent:
 sc planners
 michael norberg
 619 south fremont ave
 suite a
 alhambra, ca 91803
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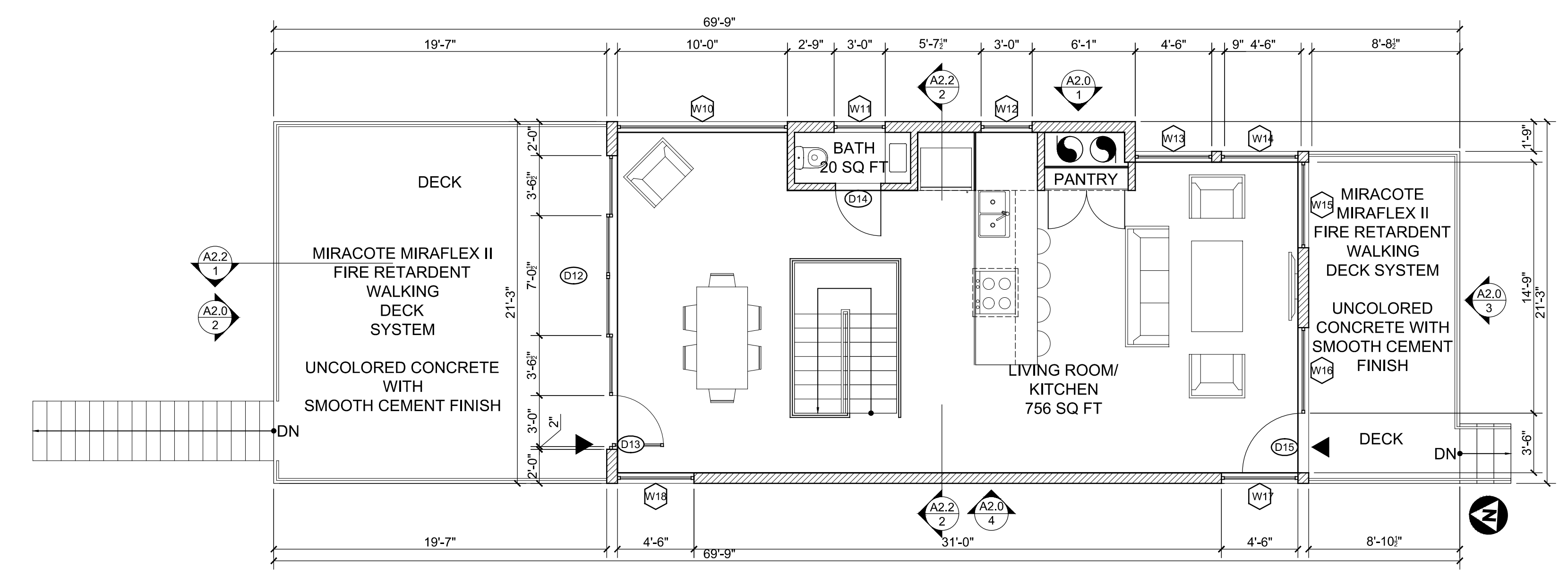
SITE PLAN
 SCALE: 1/8"=1'-0"
 03/11/2019
 06/20/2019
 12/01/2019
 09/07/2021

A1.0

LEGEND
 (E) WALL TO REMAIN
 DEMO (E) WALL
 (N) WALL



A1.1 FLOOR PLAN - 1ST FLOOR
 2 SCALE: 1/4"=1'-0"



A1.1 FLOOR PLAN - 2ND FLOOR
 1 SCALE: 1/4"=1'-0"

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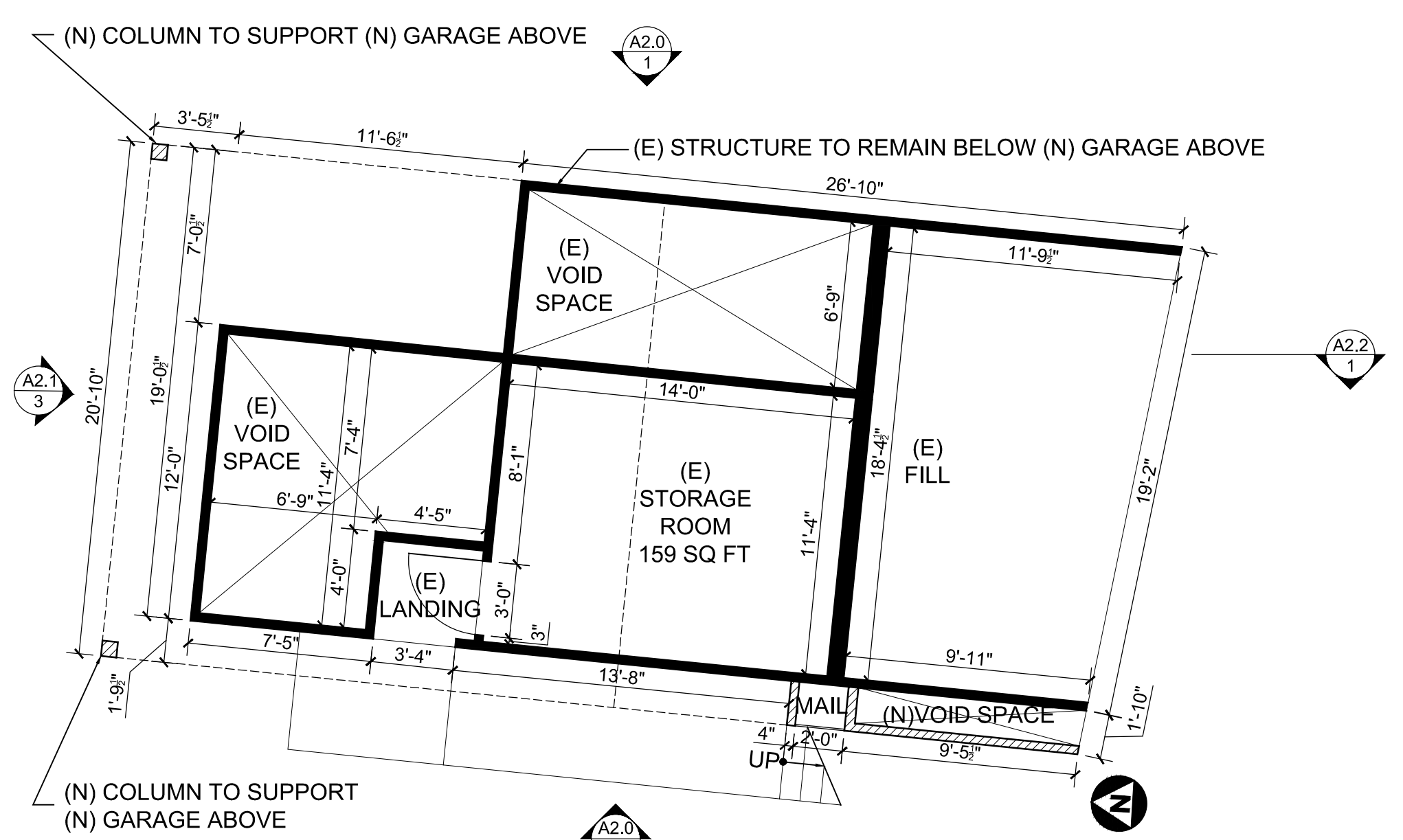
FLOOR PLANS -
 RESIDENCE

SCALE: 1/4"=1'-0"

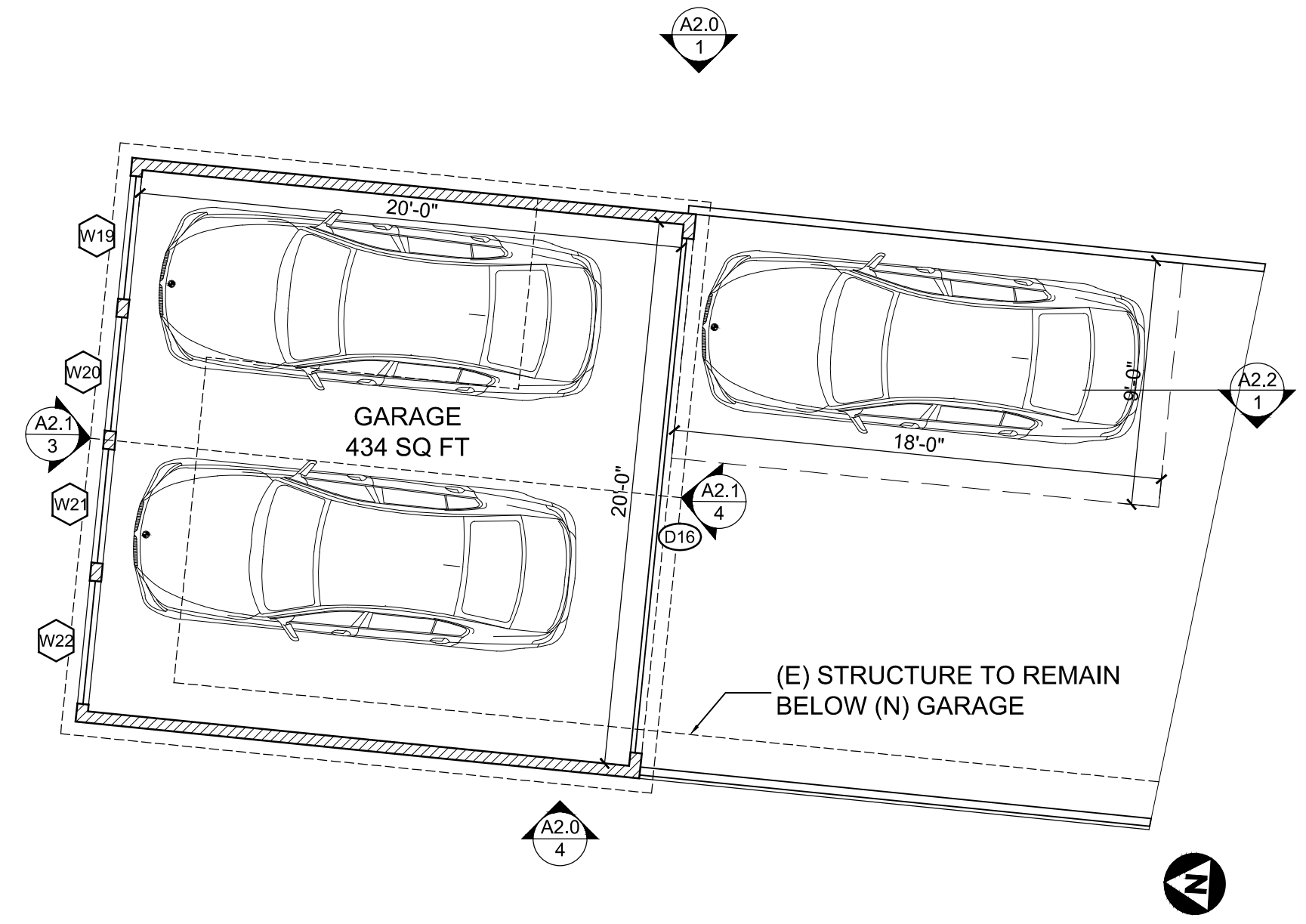
03/11/2019
 06/20/2019
 12/01/2019
 05/11/2021

A1.1

LEGEND
 (E) WALL TO REMAIN
 DEMO (E) WALL
 (N) WALL



A1.2 FLOOR PLAN - BELOW GARAGE
 2 SCALE: 1/4"=1'-0"



A1.2 FLOOR PLAN - GARAGE
 1 SCALE: 1/4"=1'-0"

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monterey

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 89 monterey road
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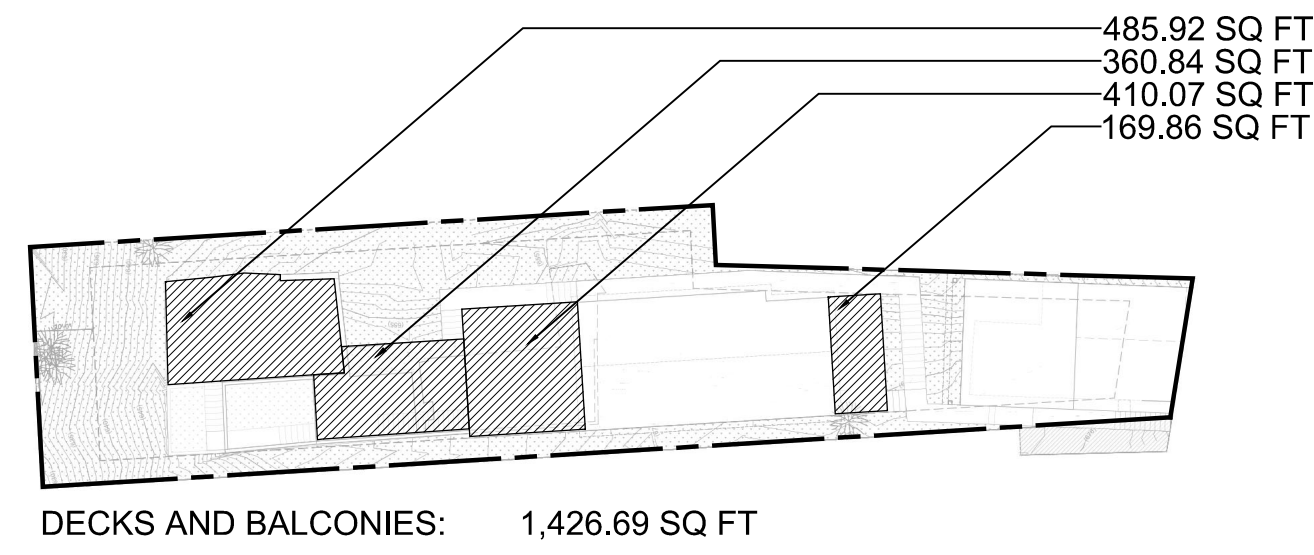
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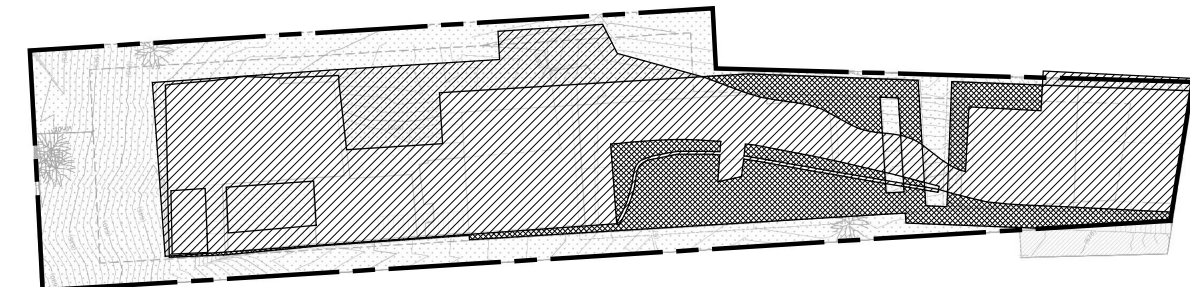
FLOOR PLANS - GARAGE

SCALE: 1/4"=1'-0"

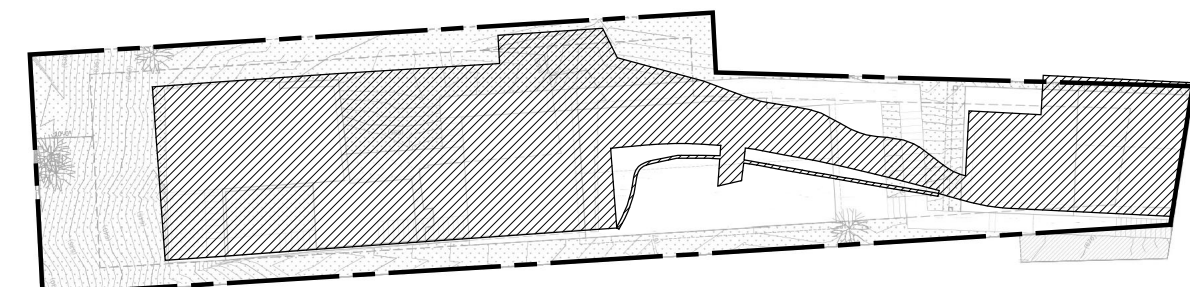
03/11/2019
 06/20/2019
 12/01/2019



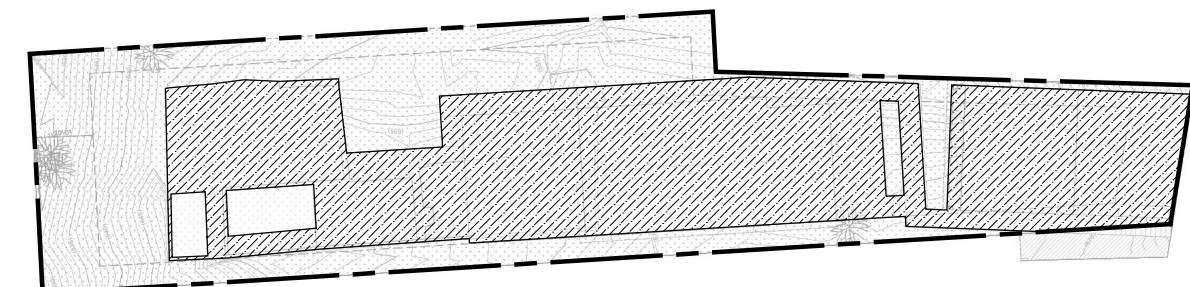
A1.3 DECKS AND BALCONIES
3 SCALE: NOT TO SCALE



ORIGINAL HARDSCAPE



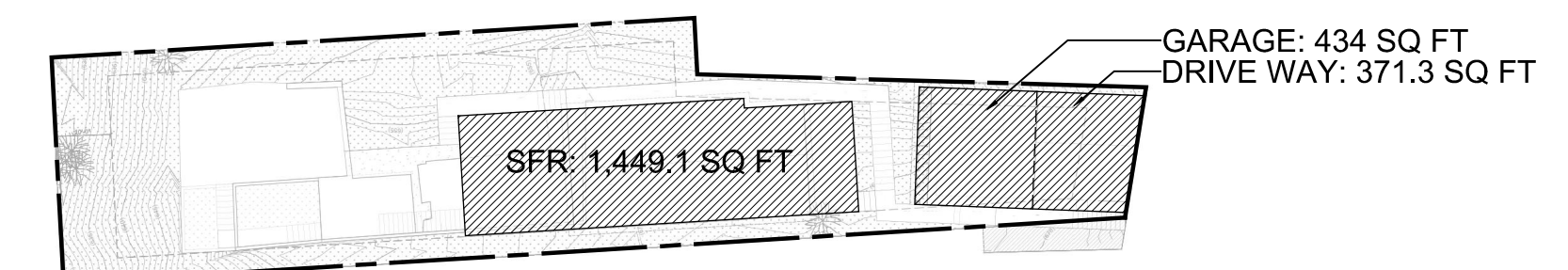
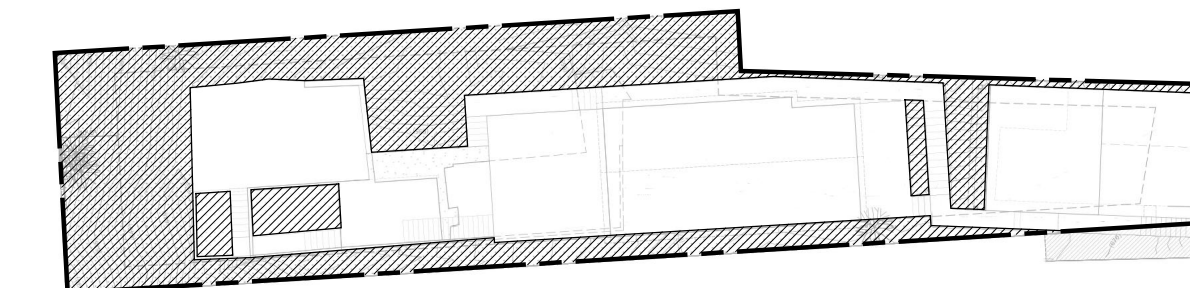
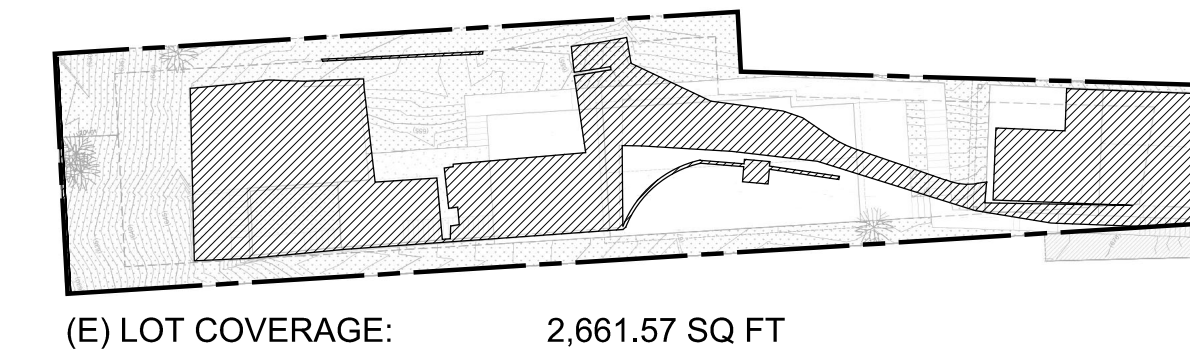
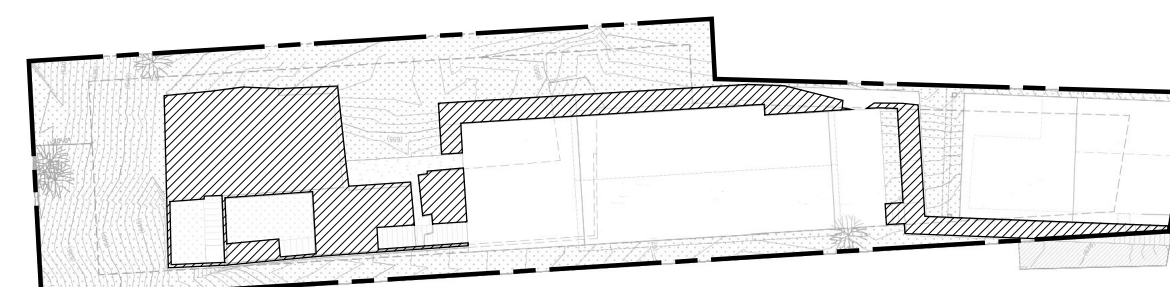
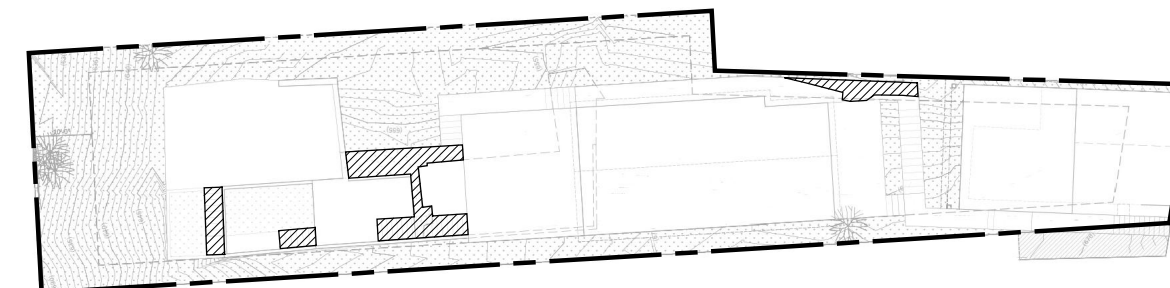
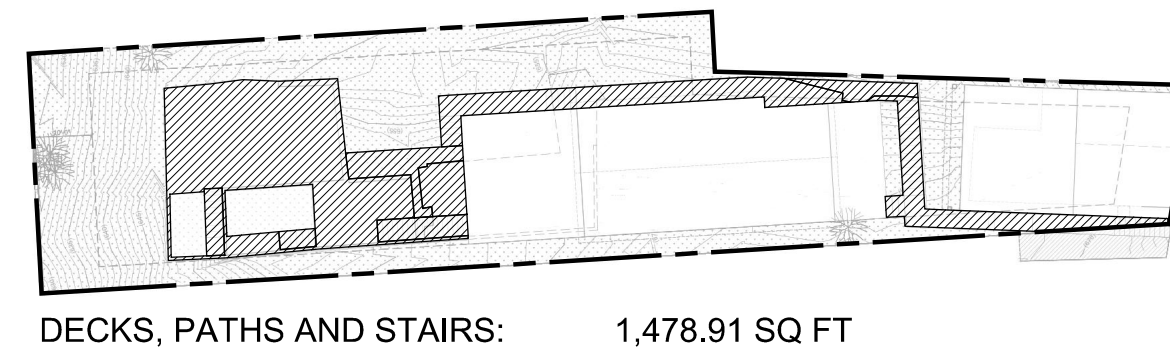
ORIGINAL HARDSCAPE: 3,566.33 SQ FT



PROPOSED HARDSCAPE: 3,733.28 SQ FT

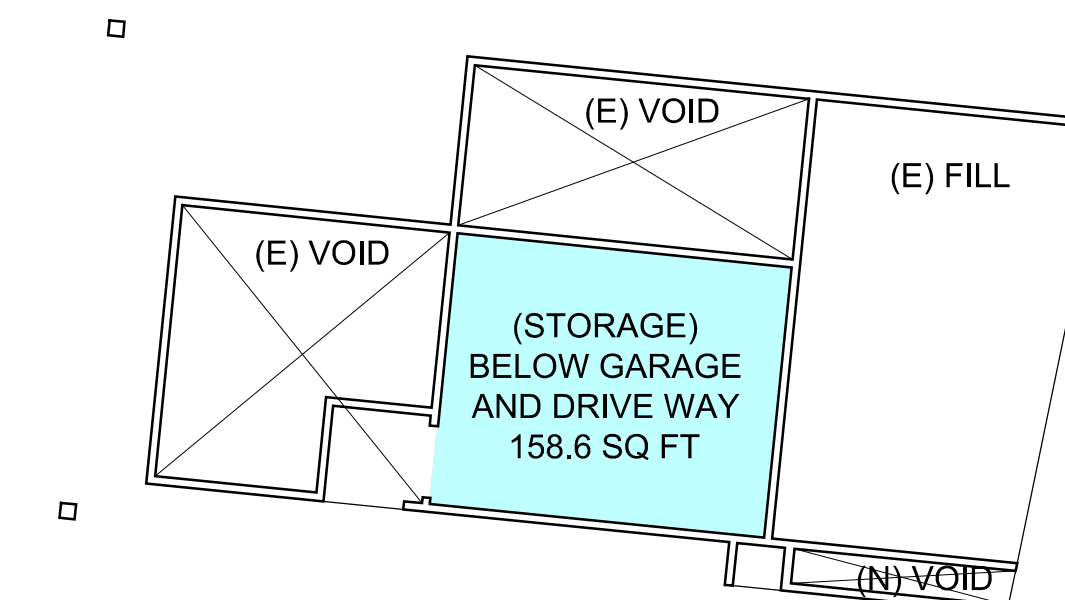
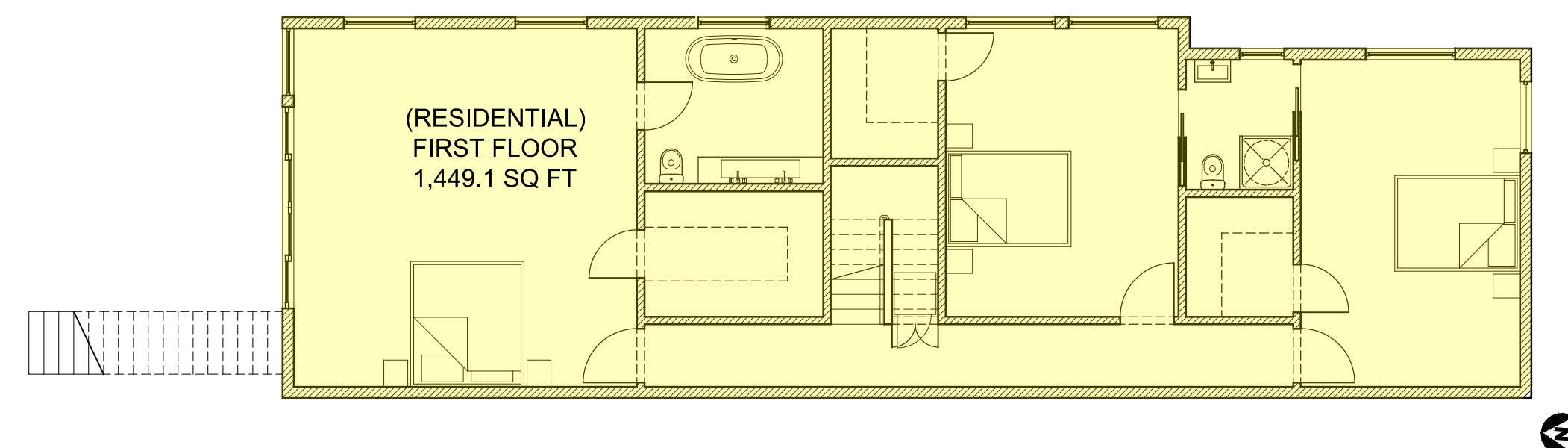
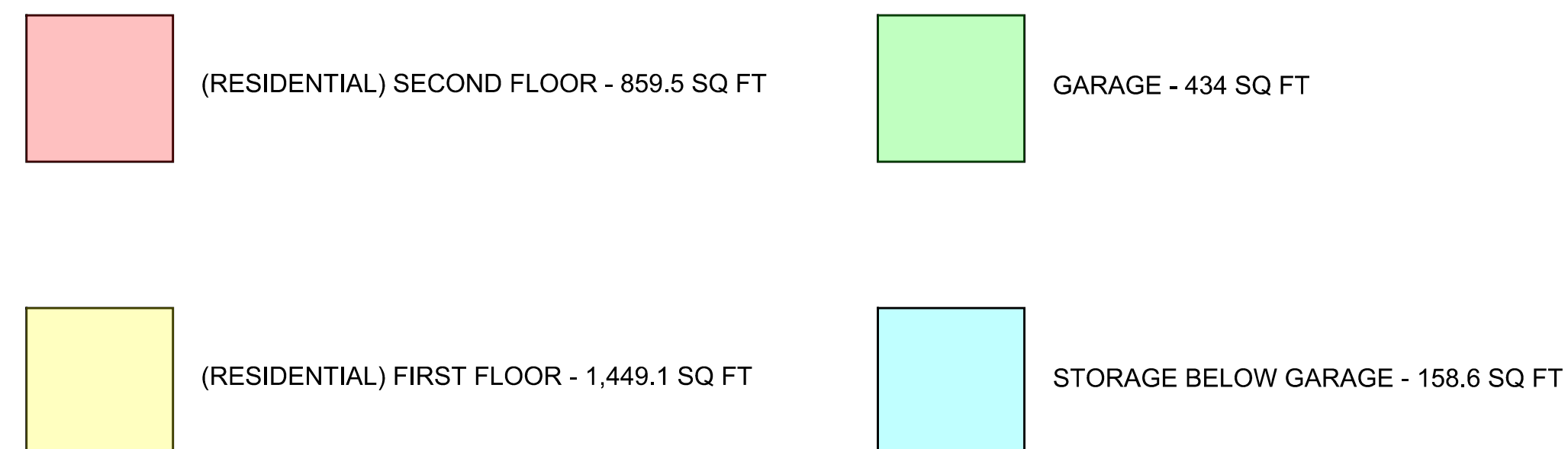
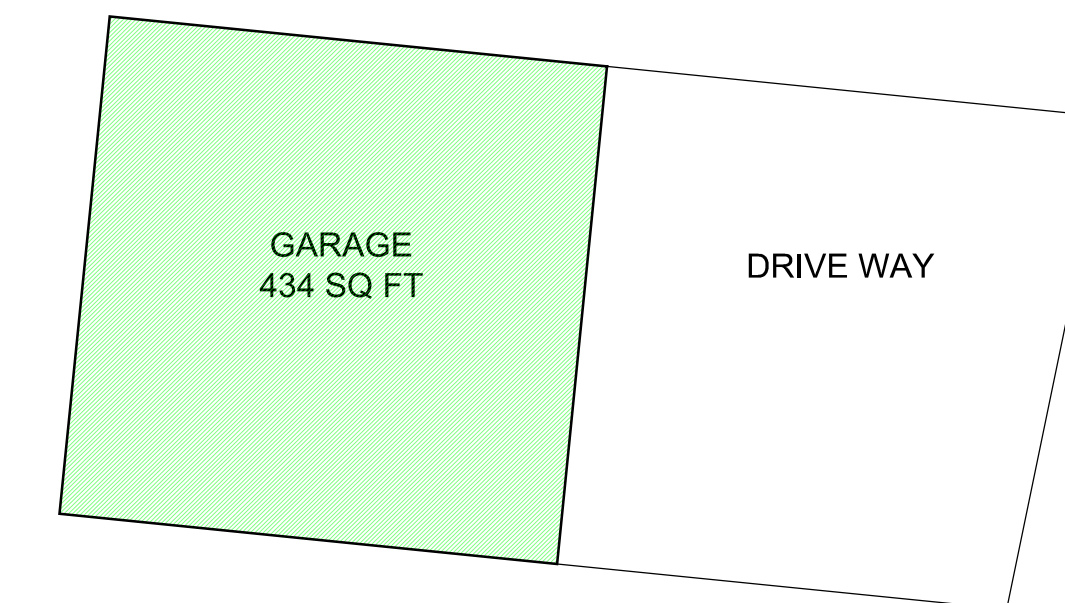
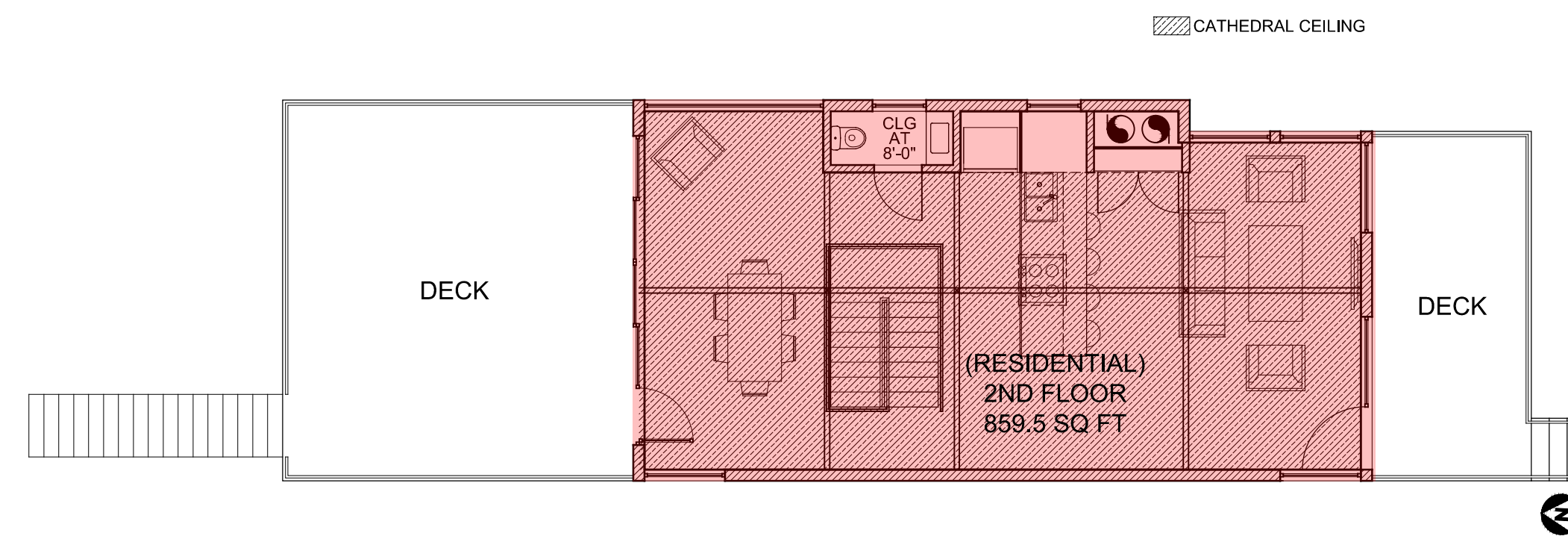
A1.3 HARDSCAPE
4 SCALE: NOT TO SCALE

STRUCTURES: 2,254.4 SQ FT
30" ABOVE GRADE: 233.56 SQ FT
TOTAL LOT COVERAGE: 2,487.96 SQ FT



STRUCTURES: 2,254.4 SQ FT

A1.3 PROPOSED LOT COVERAGE
2 SCALE: NOT TO SCALE



A1.3 AREA CALCULATIONS
1 SCALE: NOT TO SCALE

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AREA
CALCULATION

SCALE: 1/4"=1'-0"

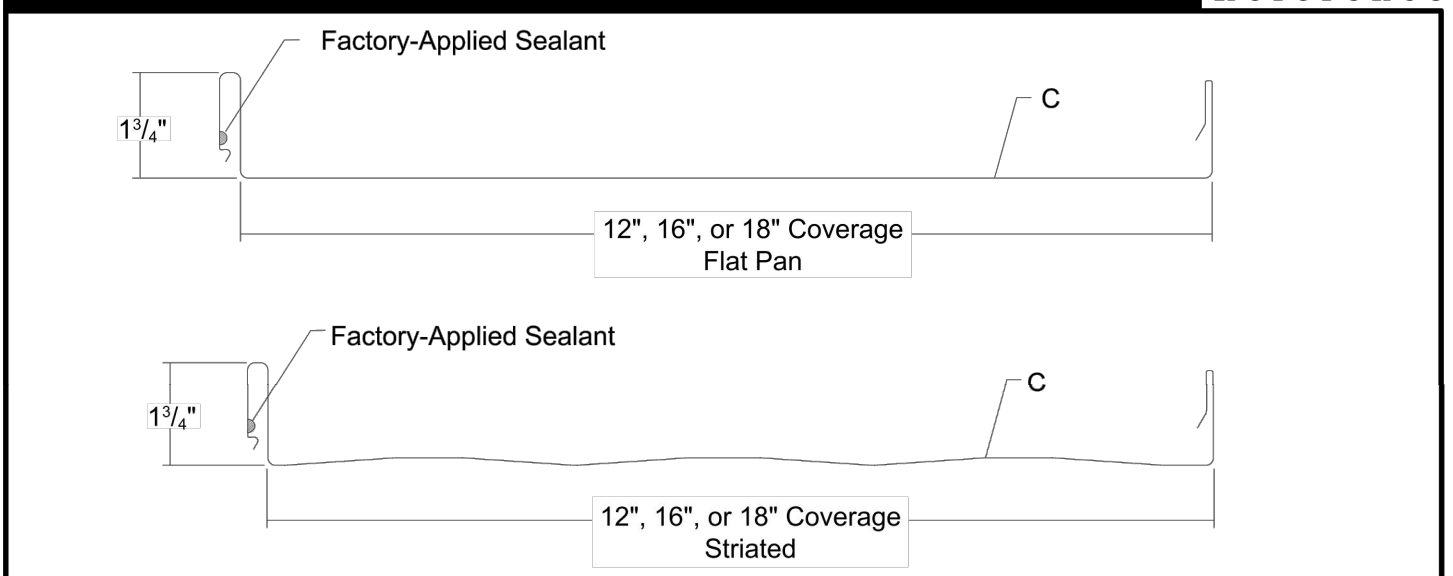
03/11/2019
06/20/2019
12/01/2019



CRRG PROD. ID	MANUFACTURER: BRAND MODEL	PRODUCT TYPE	COLOR	SOLAR REFLECTANCE		THERMAL EMITTANCE		SRI	
				initial	3 year	initial	3 year	initial	3 year
0816-0011	Metal Sales Manufacturing Corporation: MS Roof Panel PVDF - Snowdrift White	Metal Products: Prepainted Metal	Off-White	0.65	0.65	0.83	0.83	77	77

VERTICAL SEAM

Condensed Technical Reference



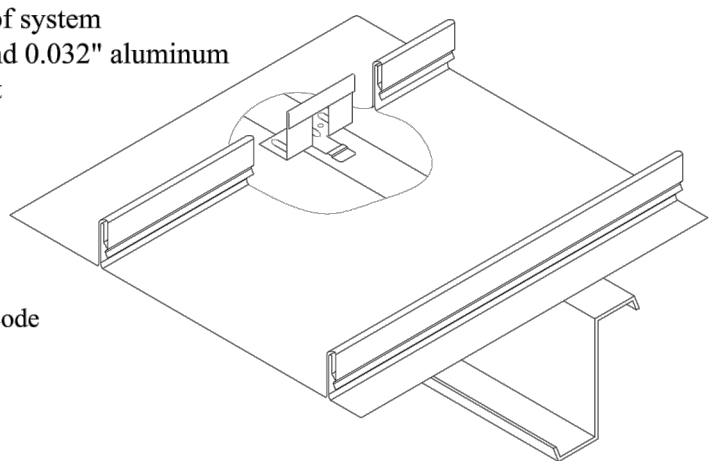
ARCHITECTURAL COMMERCIAL PANEL CONCEALED FASTENED 12", 16" OR 18" COVERAGE MINIMUM SLOPE 1:12 OPEN FRAMING OR SOLID SUBSTRATE

PANEL OVERVIEW

- Finishes: PVDF, MS Colorfast45[®] and Acrylic-Coated Galvalume[®]
- Corrosion Protection: AZ55 per ASTM A 792 for unpainted Galvalume[®] AZ50 per ASTM A 792 for painted Galvalume[®] G90 per ASTM A 653 for Galvanized
- Gauges: 24 ga standard; 26 ga and 22 ga optional
- 12", 16" or 18" panel coverage, 1 1/4" rib height
- Panel Length: Minimum: 5'; Maximum: 45' recommended
- Architectural, structural integral standing seam roof system
- Alternate materials include 16 and 20 oz copper and 0.032" aluminum
- Snap-together side lap with factory-applied sealant
- * Minimum roof slope is 1:12 for solid substrates and 3:12 for open framing

TESTING AND APPROVALS

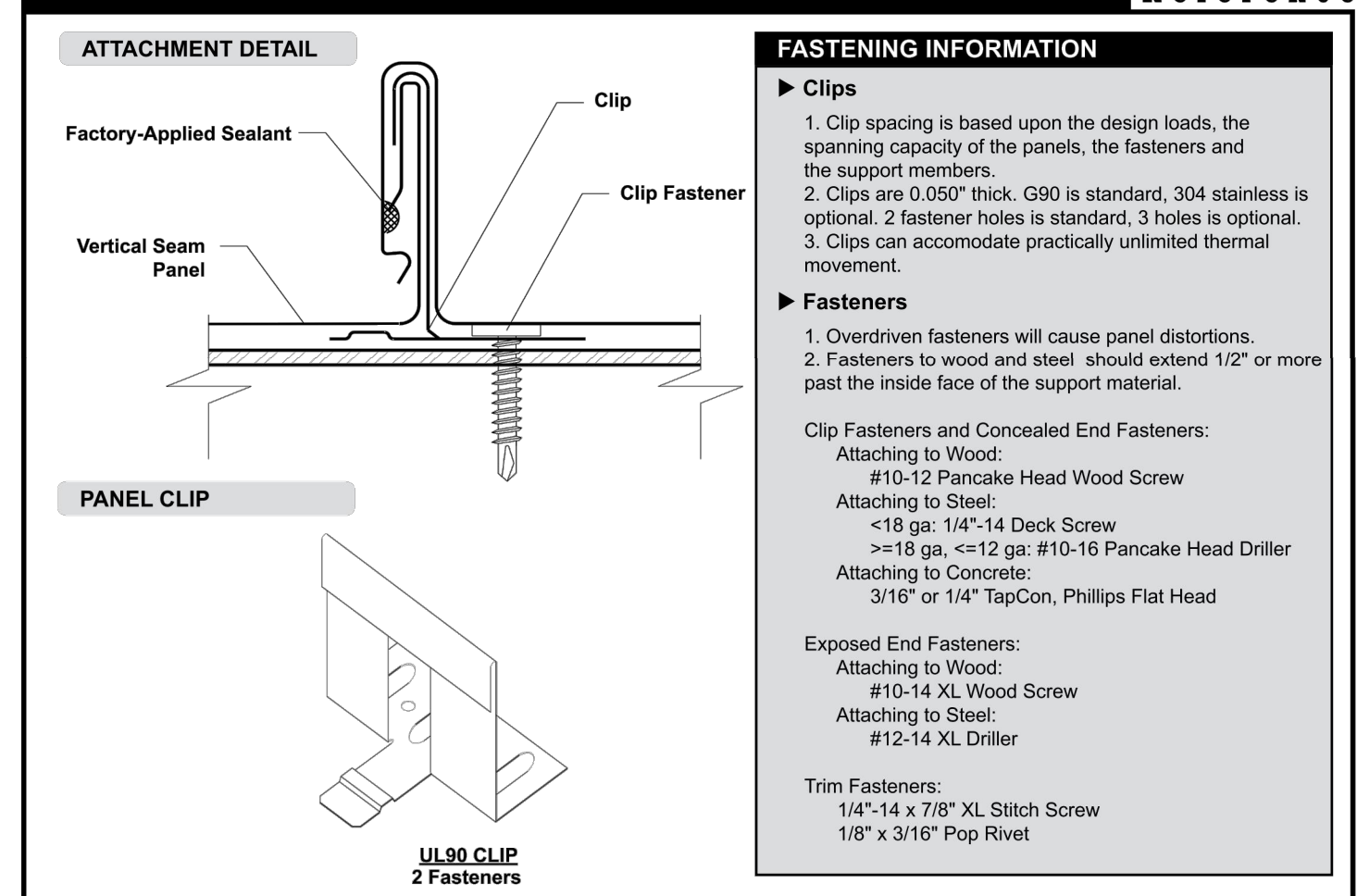
- UL 2218 Impact Resistance - Class 4
- UL 790 Fire Resistance Rating - Class A, per building code
- UL 263 Fire Resistance Rating - per assembly
- ASTM E 283 Air Leakage - 0.035 cfm/ft² at 1.57 psf
- ASTM E 331 Water Penetration - none at 12 psf
- ASTM E 1680 Air Leakage - 0.0036 cfm/ft² at 6.24 psf
- ASTM E 1646 Water Penetration - none at 6.24 psf
- ASTM E 1592 Structural Performance
- UL 580 Uplift Resistance - Class 90 Constructions: #436, #446 and #448
- Texas Windstorm - Evaluation RC-412
- 2014 FBC Approvals - FL11560.10, FL11560.11 and FL 11560.12
- Miami-Dade County, Florida - NOA 13-0905.05, expires 3/8/2019
- ICC Evaluation Report - ESR-2385



metal sales manufacturing corporation

VERTICAL SEAM

Condensed Technical Reference



FASTENING INFORMATION

- Clips**
- Clip spacing is based upon the design loads, the spanning capacity of the panels, the fasteners and the support members.
 - Clips are 0.050" thick. G90 is standard. 304 stainless is optional. 2 fastener holes is standard, 3 holes is optional.
 - Clips can accommodate practically unlimited thermal movement.
- Fasteners**
- Overdriven fasteners will cause panel distortions.
 - Fasteners to wood and steel should extend 1/2" or more past the inside face of the support material.
- Clip Fasteners and Concealed End Fasteners:
 Attaching to Wood:
 #10-12 Pancake Head Wood Screw
 Attaching to Steel:
 <18 ga, 1/4"-14 Deck Screw
 >=18 ga, <=12 ga: #10-16 Pancake Head Drill
 Attaching to Concrete:
 3/16" or 1/4" TapCon, Phillips Flat Head
- Exposed End Fasteners:
 Attaching to Wood:
 #10-14 XL Wood Screw
 Attaching to Steel:
 #12-14 XL Drill
- Trim Fasteners:
 1/4"-14 x 7/8" XL Stitch Screw
 1/8" x 3/16" Pop Rivet

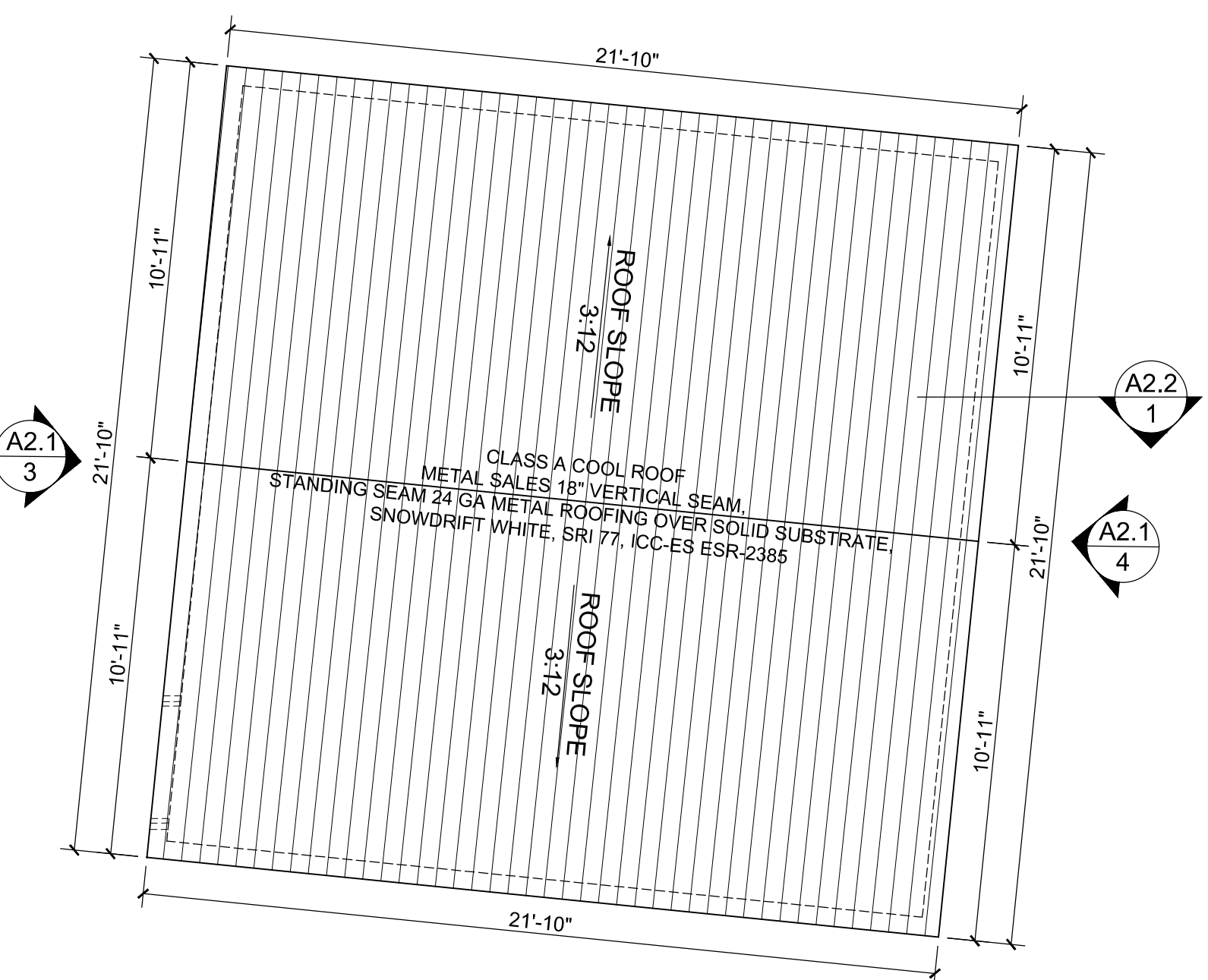
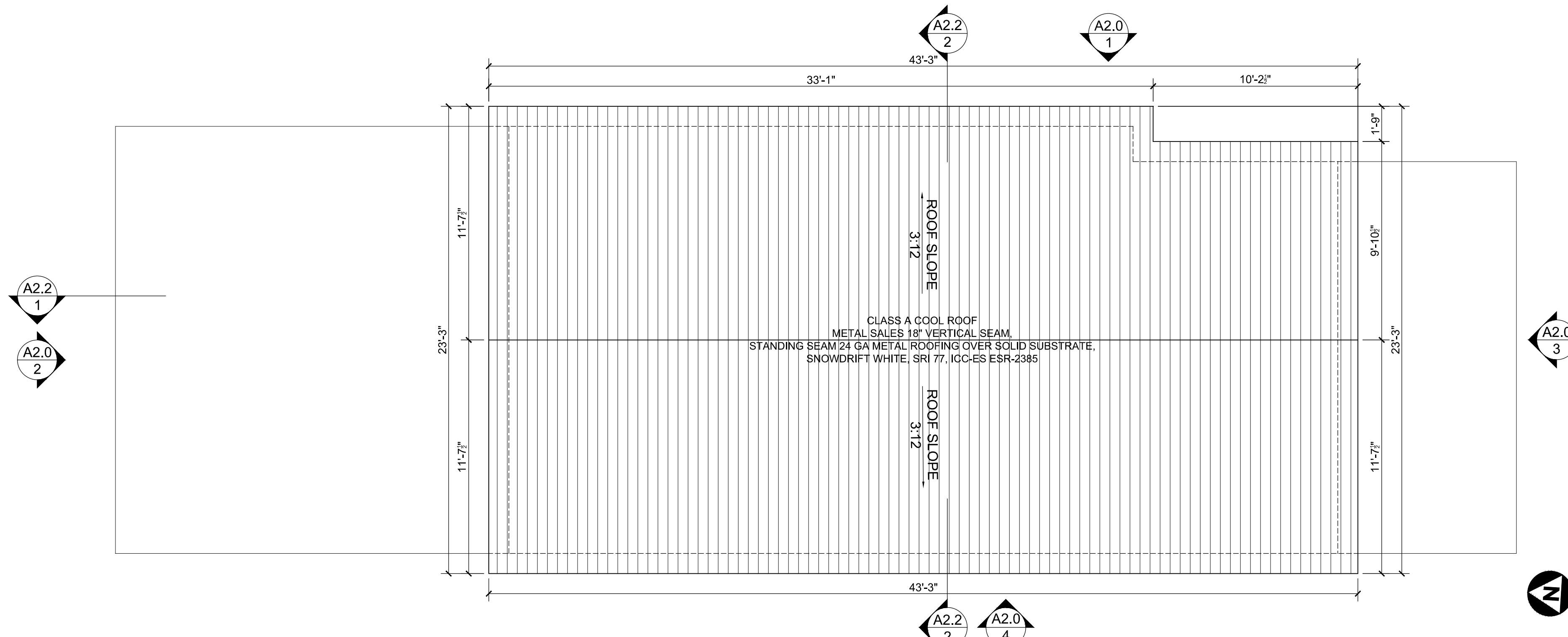
SECTION PROPERTIES

Ga	Width in	Yield ksi	Weight psf	Top In Compression		Bottom In Compression		ALLOWABLE UNIFORM LOADS, psf For various clip spacings											
				Ixx in ⁴ /ft	Sxx in ⁴ /ft	Ixx in ⁴ /ft	Sxx in ⁴ /ft	Inward Load				Outward Load							
								2.5'	3'	3.5'	4'	4.5'	5'	2.5'	3'	3.5'	4'	4.5'	5'
26	12	50	1.06	0.0781	0.0530	0.0377	0.0408	148	104	77	59	-	-	55	49	42	36	-	-
16	16	50	0.97	0.0614	0.0402	0.0283	0.0306	114	79	58	45	-	-	55	49	42	36	-	-
18	18	50	0.94	0.0553	0.0358	0.0253	0.0273	-	-	-	-	-	-	-	-	-	-	-	-
24	12	50	1.38	0.1118	0.0774	0.0533	0.0557	204	143	105	81	64	52	44	43	42	41	40	39
16	16	50	1.26	0.0885	0.0589	0.0396	0.0419	153	107	79	61	48	39	42	38	34	30	27	24
18	18	50	1.22	0.0800	0.0526	0.0353	0.0372	136	95	70	54	43	35	33	30	27	24	20	19
22	12	50	1.81	0.1533	0.1071	0.0773	0.0771	284	198	146	112	89	72	69	67	65	62	60	58
16	16	50	1.66	0.1230	0.0822	0.0585	0.0579	213	149	110	84	66	54	54	51	48	45	36	35
18	18	50	1.60	0.1113	0.0736	0.0520	0.0515	190	132	97	75	59	48	31	30	29	28	27	27

- Theoretical section properties have been calculated per AISI 2012 'North American Specification for the Design of Cold-Formed Steel Structural Members'. Ixx and Sxx are effective section properties for deflection and bending.
- Allowable loads are calculated in accordance with AISI 2012 specifications considering bending, shear, combined bending and shear, deflection and ASTM E 1592 uplift testing for 24 ga and 22 ga and UL 580 uplift testing for 26 ga. Allowable loads consider the 3 or more equal spans condition. Allowable loads do not address web crippling, fasteners or support material. Panel weight is not considered.
- Deflection consideration is limited by a maximum deflection ratio of L/180 of span.
- Allowable loads do not include a 1/3 stress increase for wind.

metal sales manufacturing corporation metalsales.us.com

Anchorage, AK 866.640.7663 Detroit Lakes, MN 888.594.1394 Jacksonville, FL 800.394.4419 Seattle, WA 800.431.3470
 Bay City, MI 888.777.7640 Fontana, CA 800.782.7953 Jefferson, OH 800.321.5833 Sellersburg, IN 800.999.7777
 Deer Lake, PA 800.544.2577 Fort Smith, AR 877.452.3915 Mocksville, NC 800.228.6119 Sioux Falls, SD 888.902.8320
 Denver, CO 800.289.7663 Independence, MO 800.747.0012 Nashvillle, TN 800.251.8008 Spokane, WA 800.572.6965
 Rock Island, IL 800.747.1206 Temple, TX 800.543.4415 Rogers, MN 800.328.9316 Woodland, CA 800.759.6019



A1.4 ROOF PLAN 1 SCALE: 1/4"=1'-0"

LEGEND
 (E) WALL TO REMAIN
 DEMO (E) WALL
 (N) WALL

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monterey

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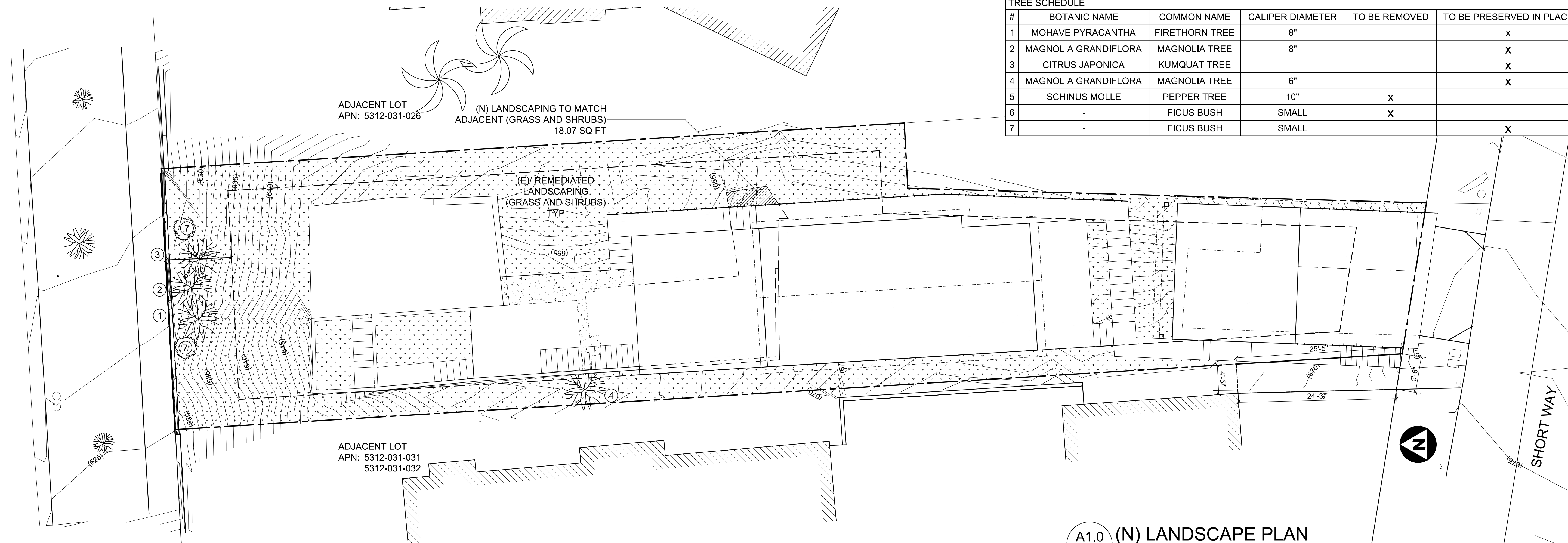
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ROOF PLAN
 SCALE: 1/4"=1'-0"
 03/11/2019

A1.4

MONTEREY ROAD



ADJACENT LOT
APN: 5312-031-026
(N) LANDSCAPING TO MATCH
ADJACENT (GRASS AND SHRUBS)
18.07 SQ FT

(E) REMEDIATED
LANDSCAPING
(GRASS AND SHRUBS)
TYP

ADJACENT LOT
APN: 5312-031-031
5312-031-032

TREE SCHEDULE

#	BOTANIC NAME	COMMON NAME	CALIPER DIAMETER	TO BE REMOVED	TO BE PRESERVED IN PLACE
1	MOHAVE PYRACANTHA	FIRETHORN TREE	8"		X
2	MAGNOLIA GRANDIFLORA	MAGNOLIA TREE	8"		X
3	CITRUS JAPONICA	KUMQUAT TREE			X
4	MAGNOLIA GRANDIFLORA	MAGNOLIA TREE	6"		X
5	SCHINUS MOLLE	PEPPER TREE	10"	X	
6	-	FICUS BUSH	SMALL	X	
7	-	FICUS BUSH	SMALL		X

- LEGEND
- █ (E) WALL TO REMAIN
 - ▨ DEMO (E) WALL
 - ▧ (N) WALL
 - (N) WD FENCE
 - ① TREE
 - ⋯ (E) REMEDIATED LANDSCAPING (GRASS & SCRUBS)
 - ▧ (N) LANDSCAPING (TO MATCH ADJACENT)

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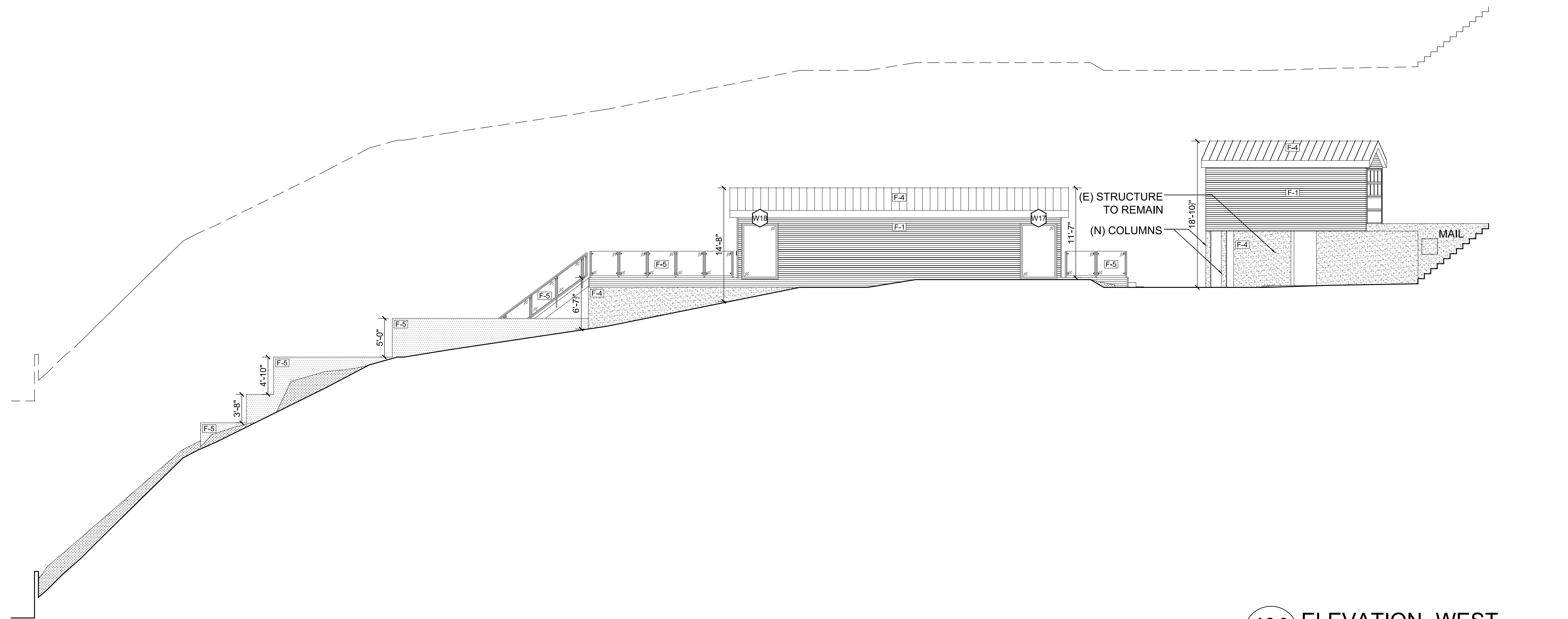
LANDSCAPE PLAN

SCALE: 1/8"=1'-0"

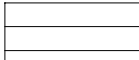

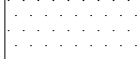


11/19/2020
09/07/2021

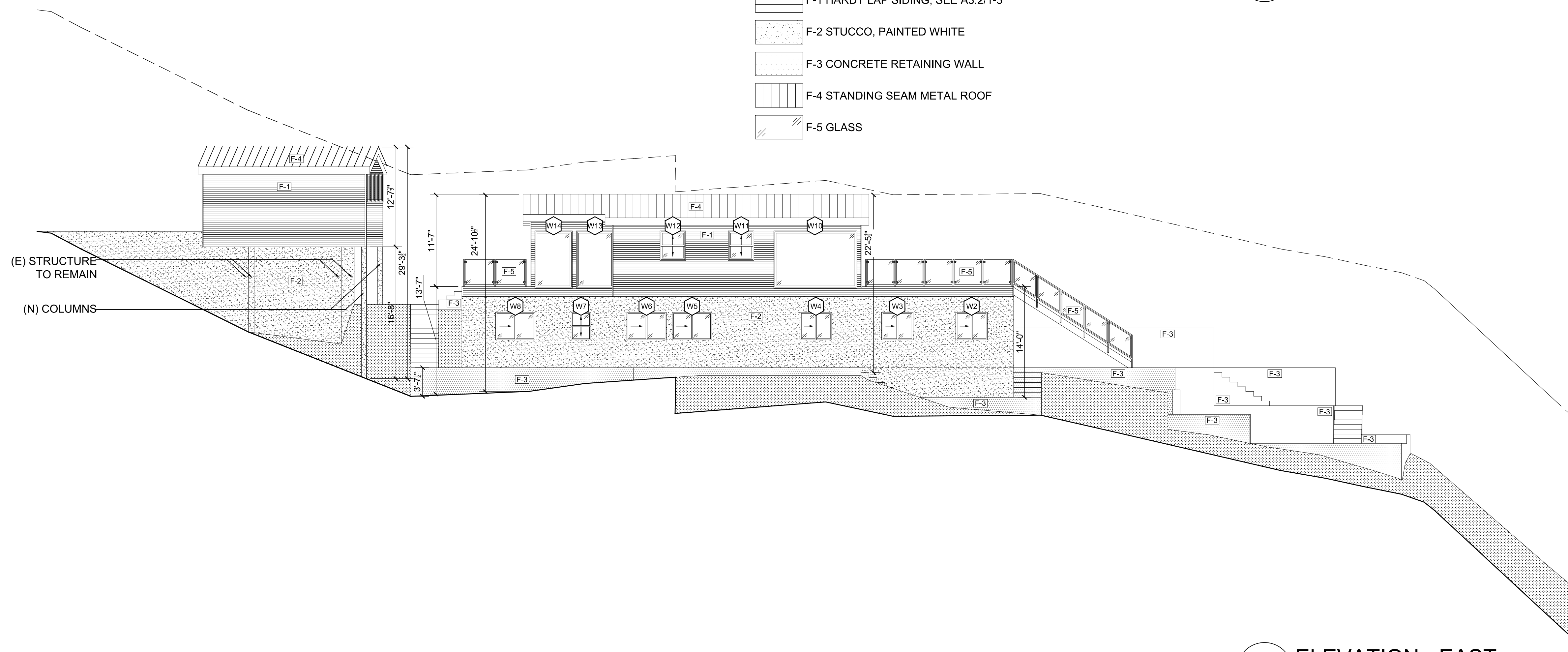
A1.0 (N) LANDSCAPE PLAN
1 SCALE: 1/8"=1'-0"

A1.5



A2.0 ELEVATION - WEST
2 SCALE: $\frac{1}{8}$ "=1'-0"

- MATERIAL LEGEND:**
-  F-1 HARDY LAP SIDING, SEE A3.2/1-3
 -  F-2 STUCCO, PAINTED WHITE
 -  F-3 CONCRETE RETAINING WALL
 -  F-4 STANDING SEAM METAL ROOF
 -  F-5 GLASS



A2.0 ELEVATION - EAST
1 SCALE: $\frac{1}{8}$ "=1'-0"

project:
monterey

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89 monterey road
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owner:
doug whitney
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south pasadena, ca 91030

design:
m. stephan grohne
996 1/2 w kensington rd
los angeles, ca 90026

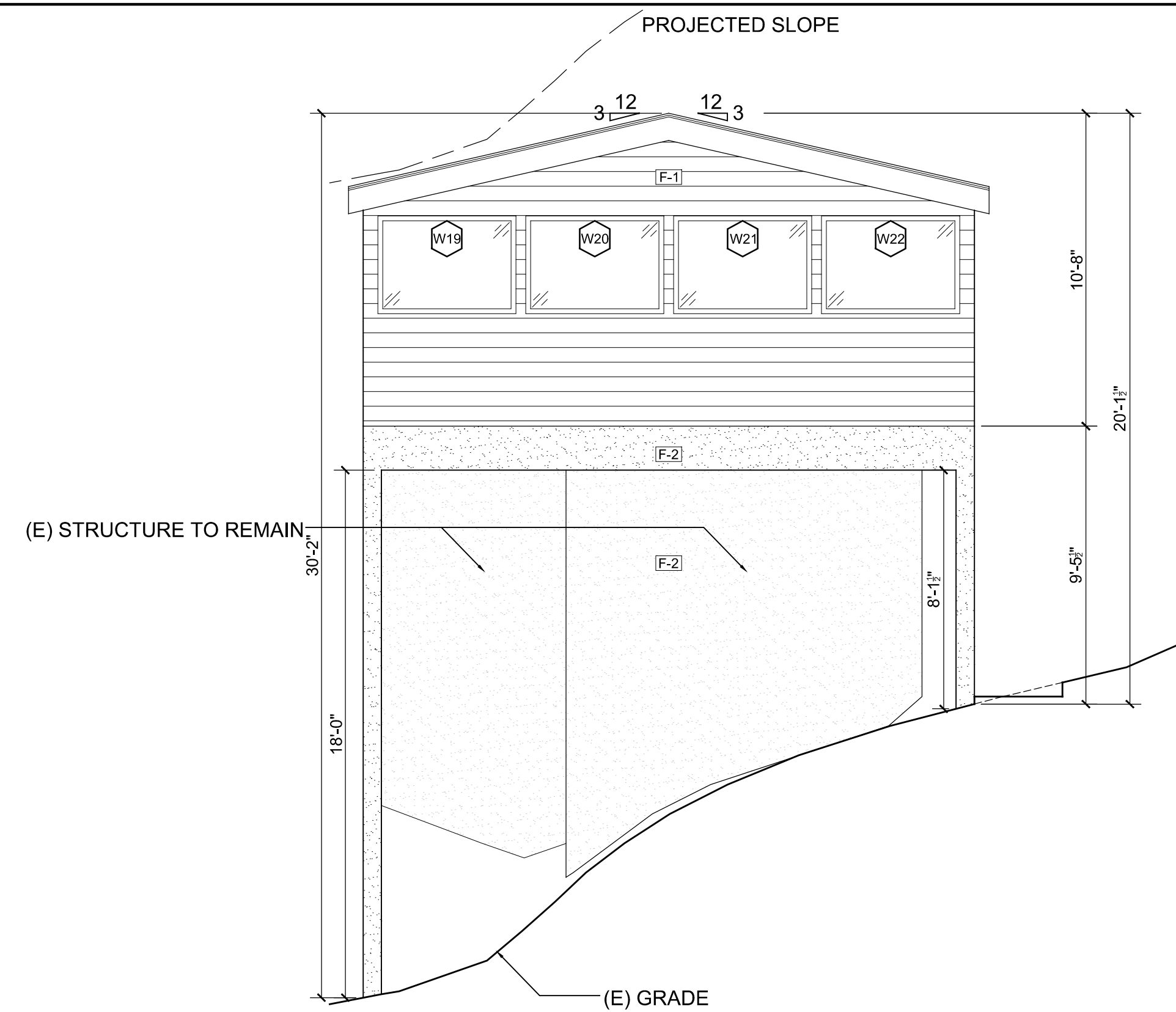
agent:
sc planners
michael norberg
619 south fremont ave
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ELEVATIONS

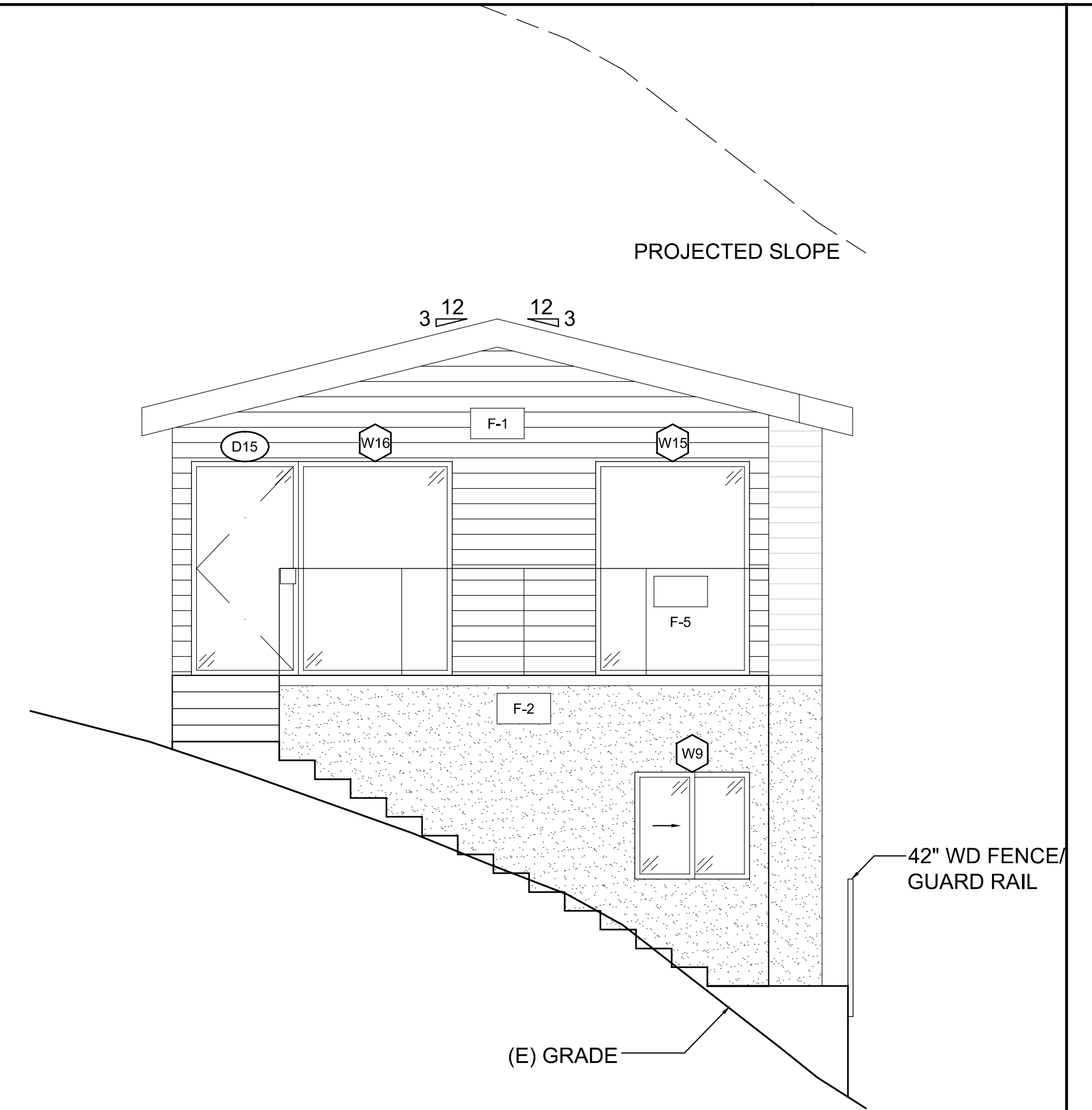
SCALE: $\frac{1}{8}$ "=1'-0"

03/11/2019
06/20/2019
12/01/2019

A2.0

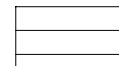

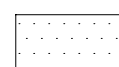

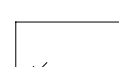


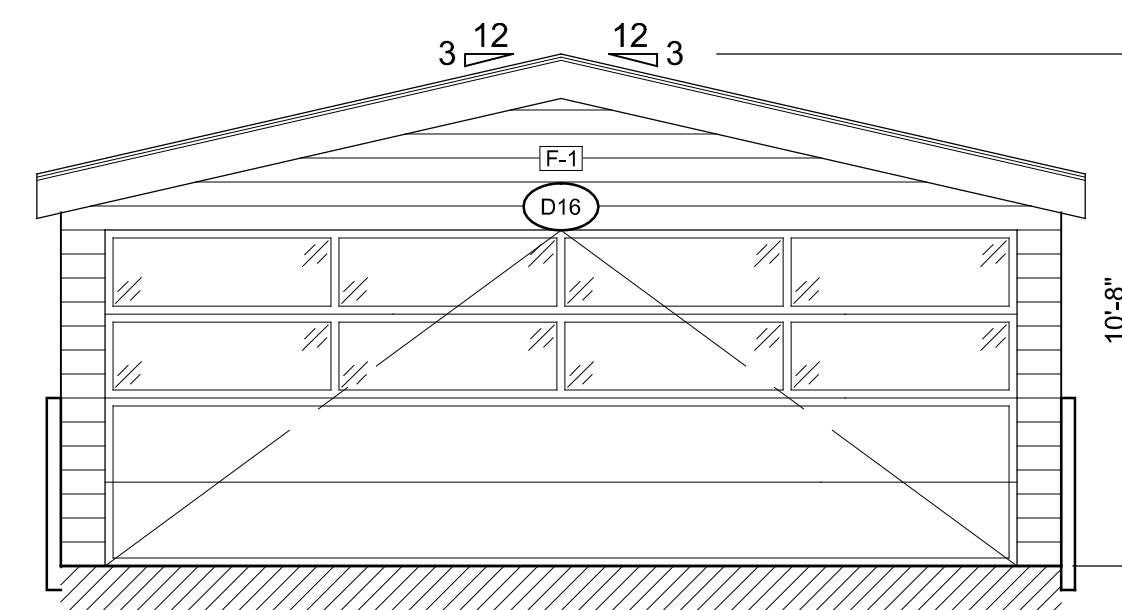
A2.1 GARAGE ELEVATION - EAST
4 SCALE: 1/4"=1'-0"



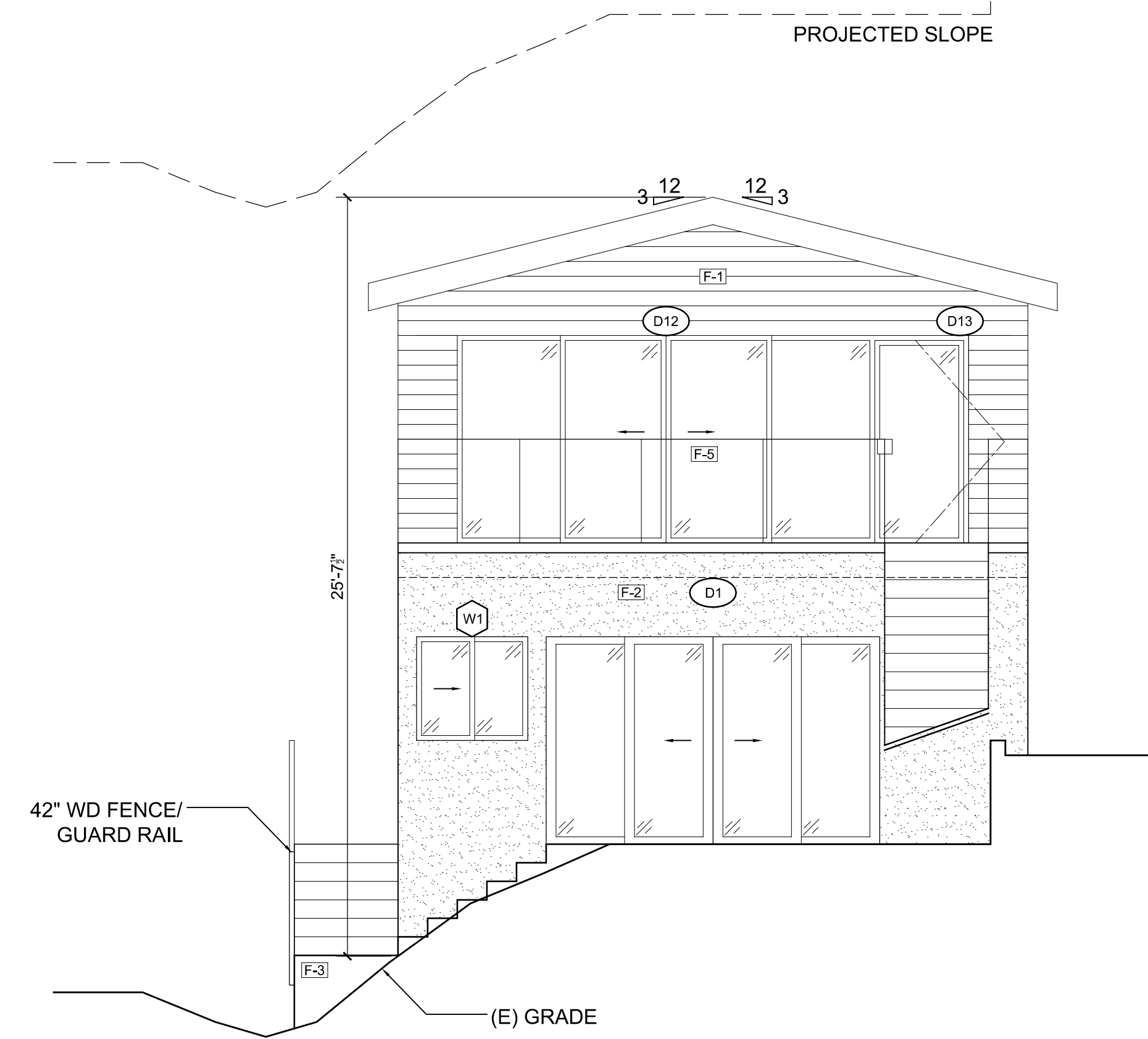
A2.1 ELEVATION - WEST
2 SCALE: 1/4"=1'-0"

MATERIAL LEGEND:

-  F-1 HARDY LAP SIDING, SEE A3.2/1-3
-  F-2 STUCCO, PAINTED WHITE
-  F-3 CONCRETE RETAINING WALL
-  F-4 STANDING SEAM METAL ROOF
-  F-5 GLASS



A2.1 GARAGE ELEVATION - WEST
3 SCALE: 1/4"=1'-0"



A2.1 ELEVATION - EAST
1 SCALE: 1/4"=1'-0"

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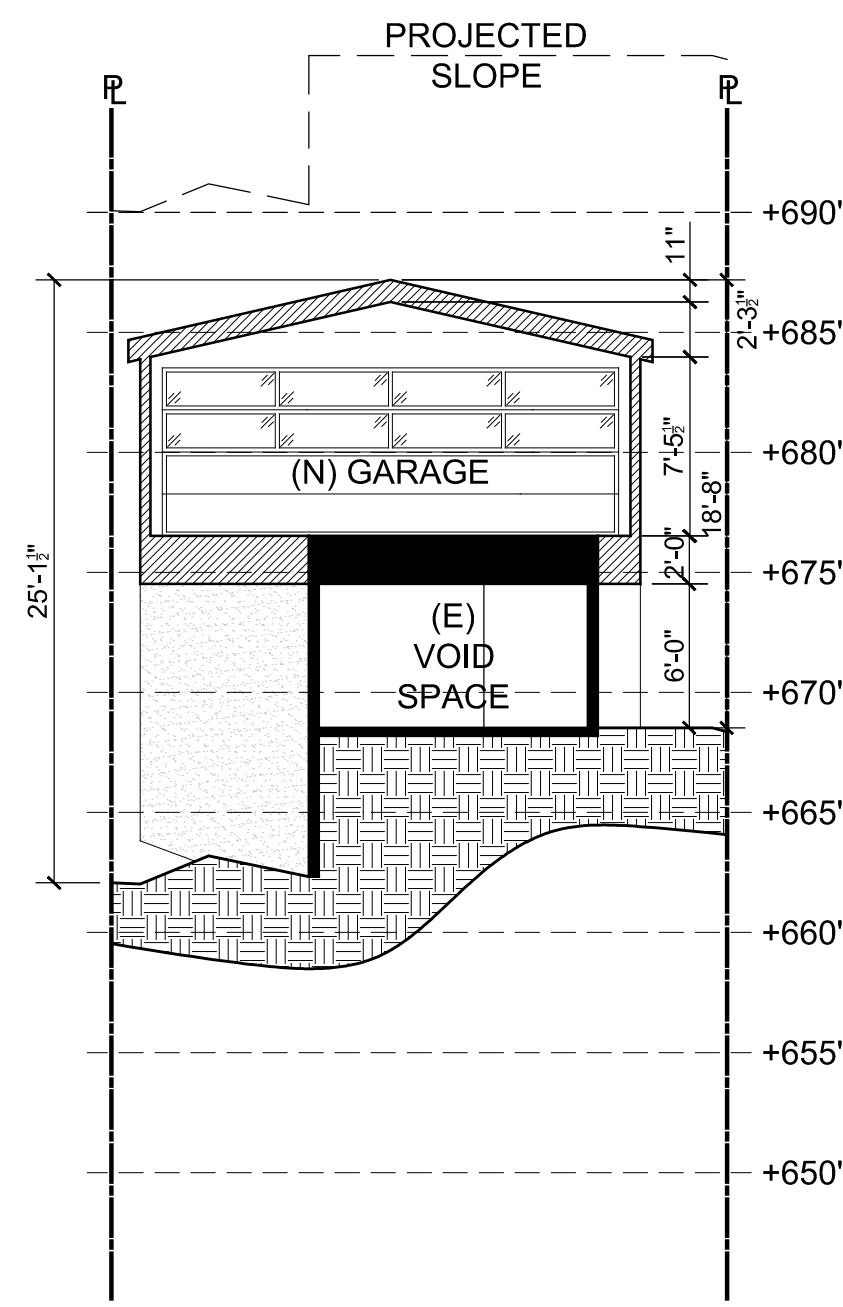
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m. stephan grohne
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los angeles, ca 90026

agent:
sc planners
michael norberg
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suite a
alhambra, ca 91803
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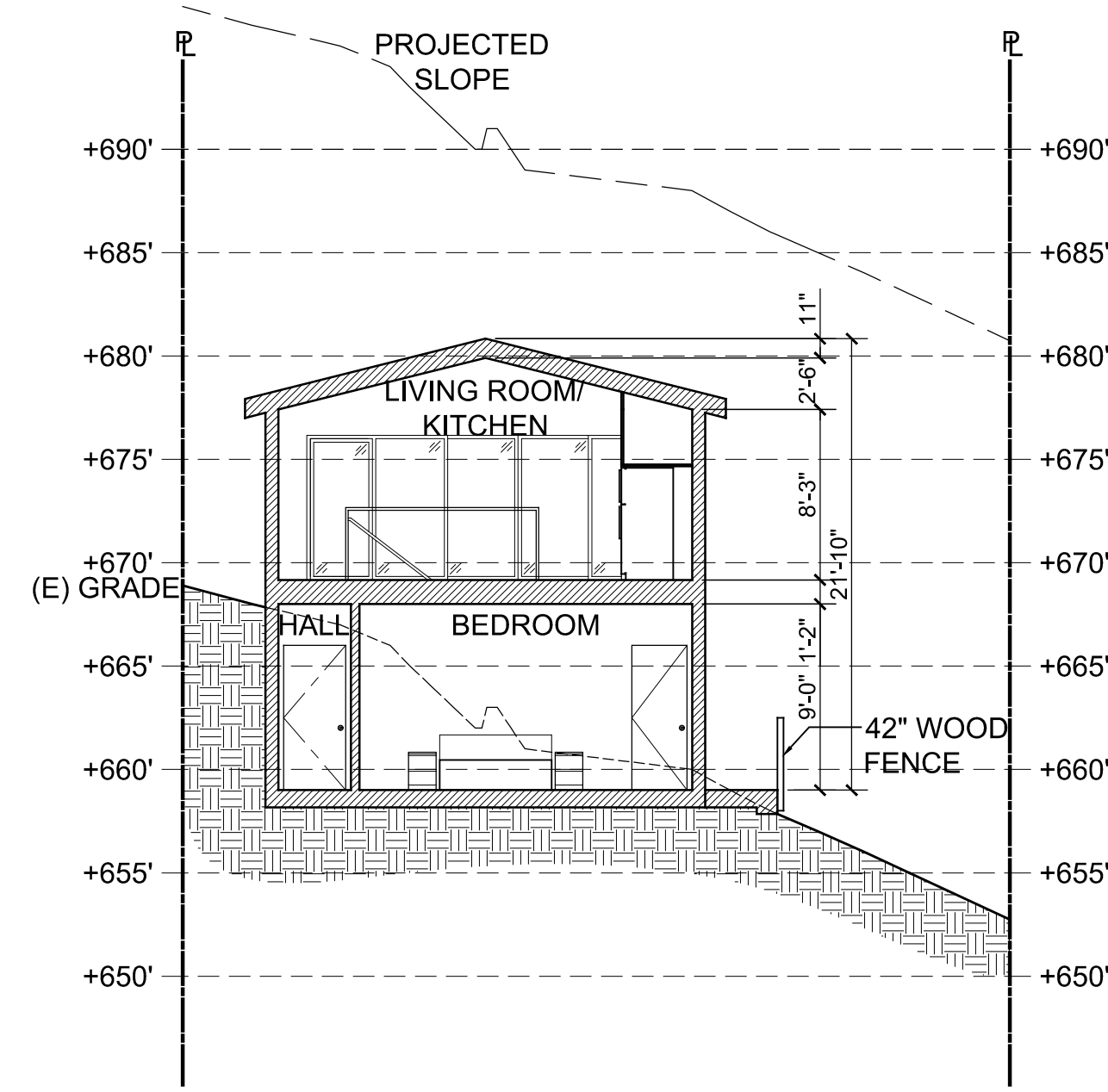
ELEVATIONS

SCALE: 1/4"=1'-0"

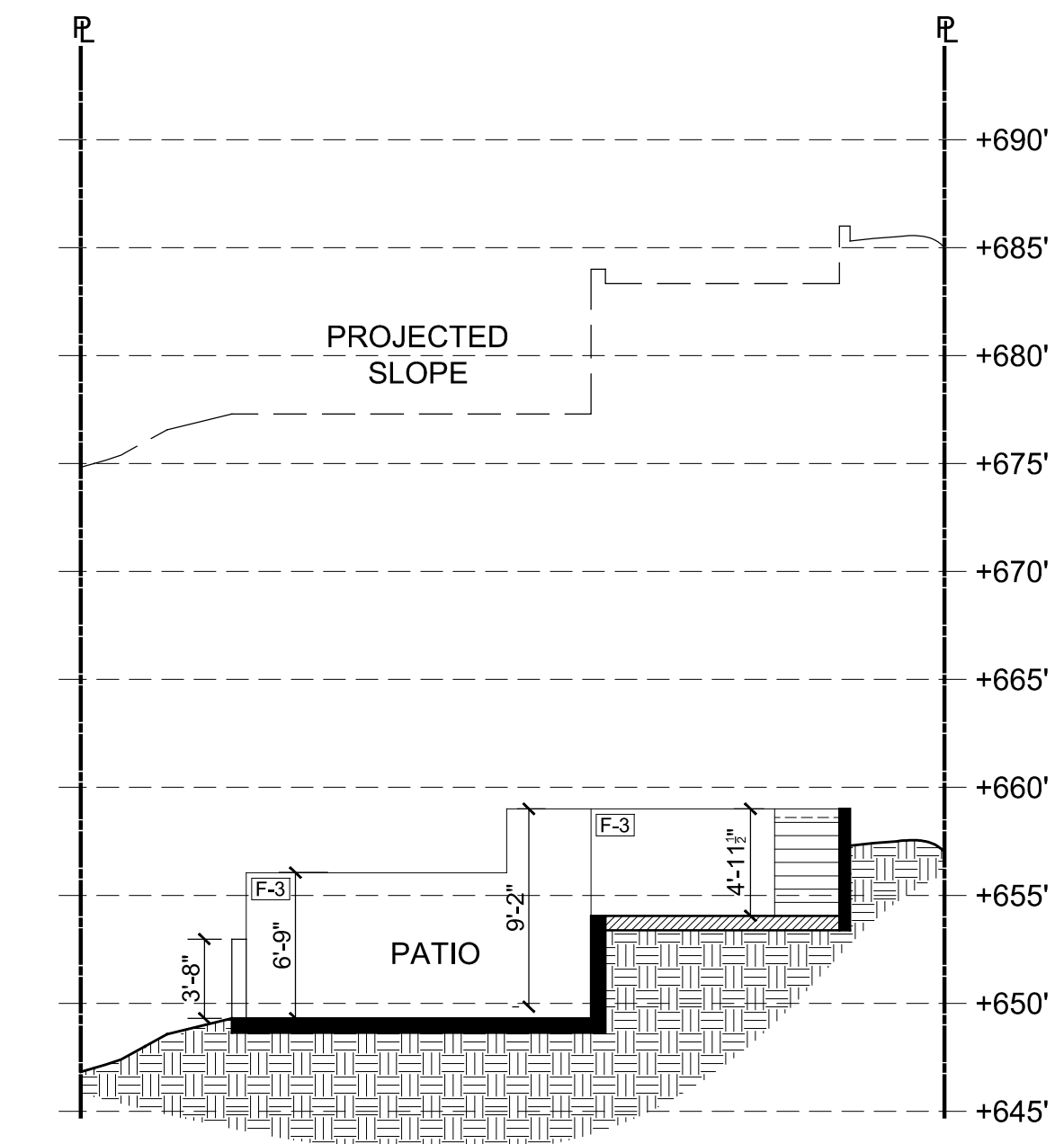
03/11/2019
06/20/2019



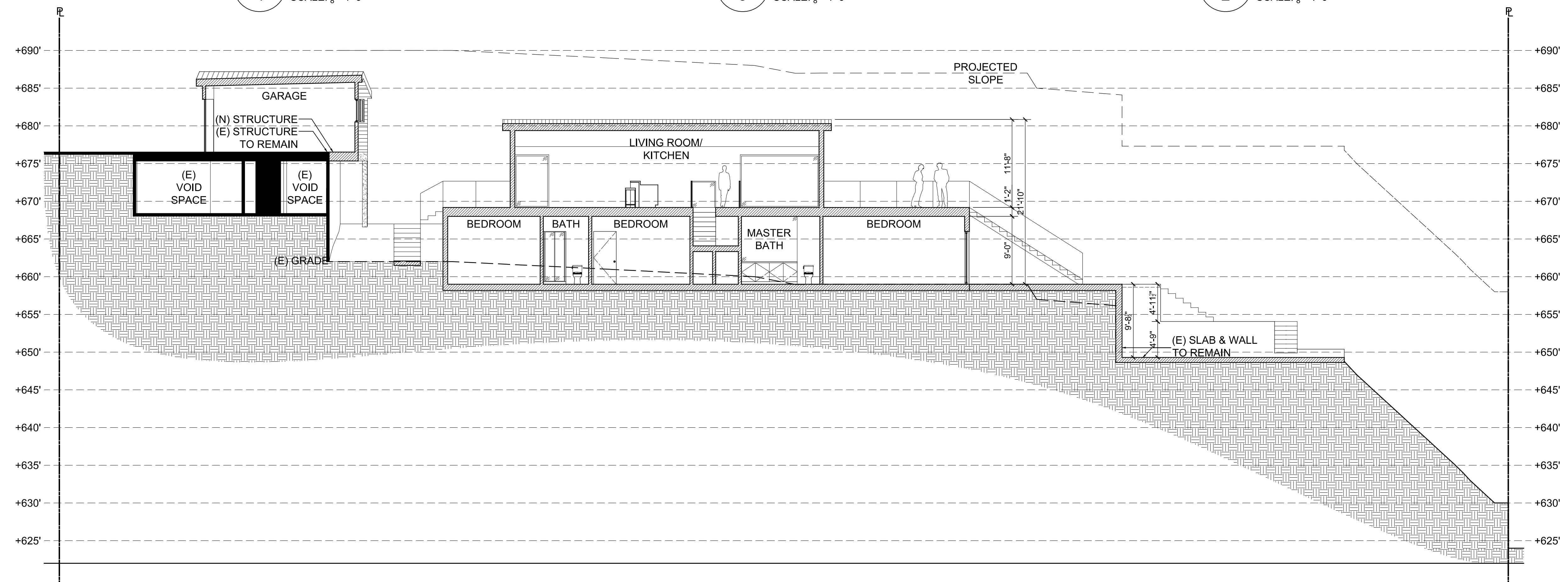
A2.2 CROSS SECTION
4 SCALE: 1/8"=1'-0"



A2.2 CROSS SECTION
3 SCALE: 1/8"=1'-0"



A2.2 CROSS SECTION
2 SCALE: 1/8"=1'-0"



A2.2 SECTION
1 SCALE: 1/4"=1'-0"

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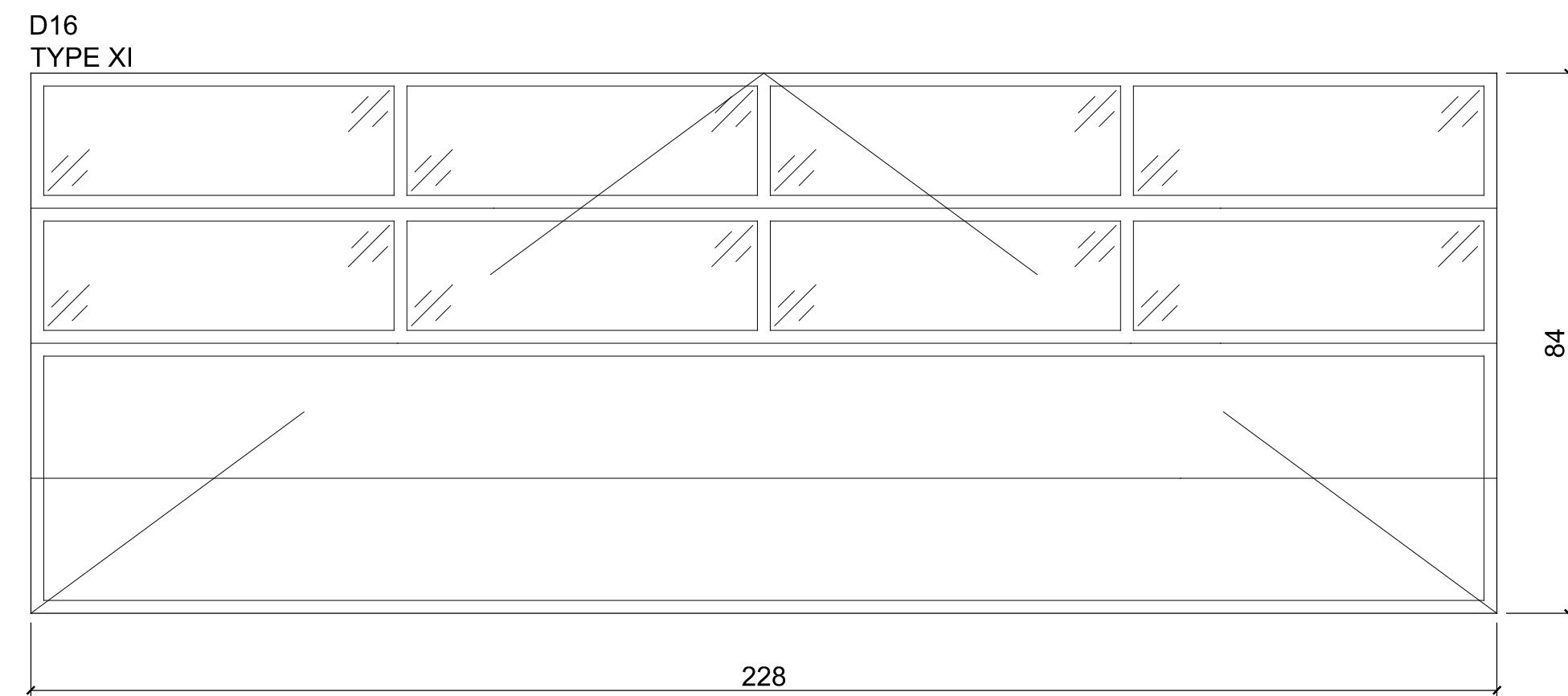
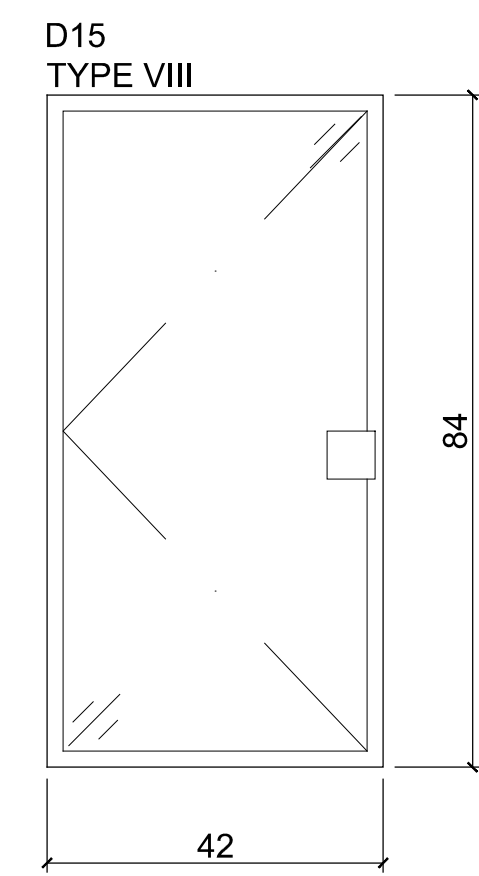
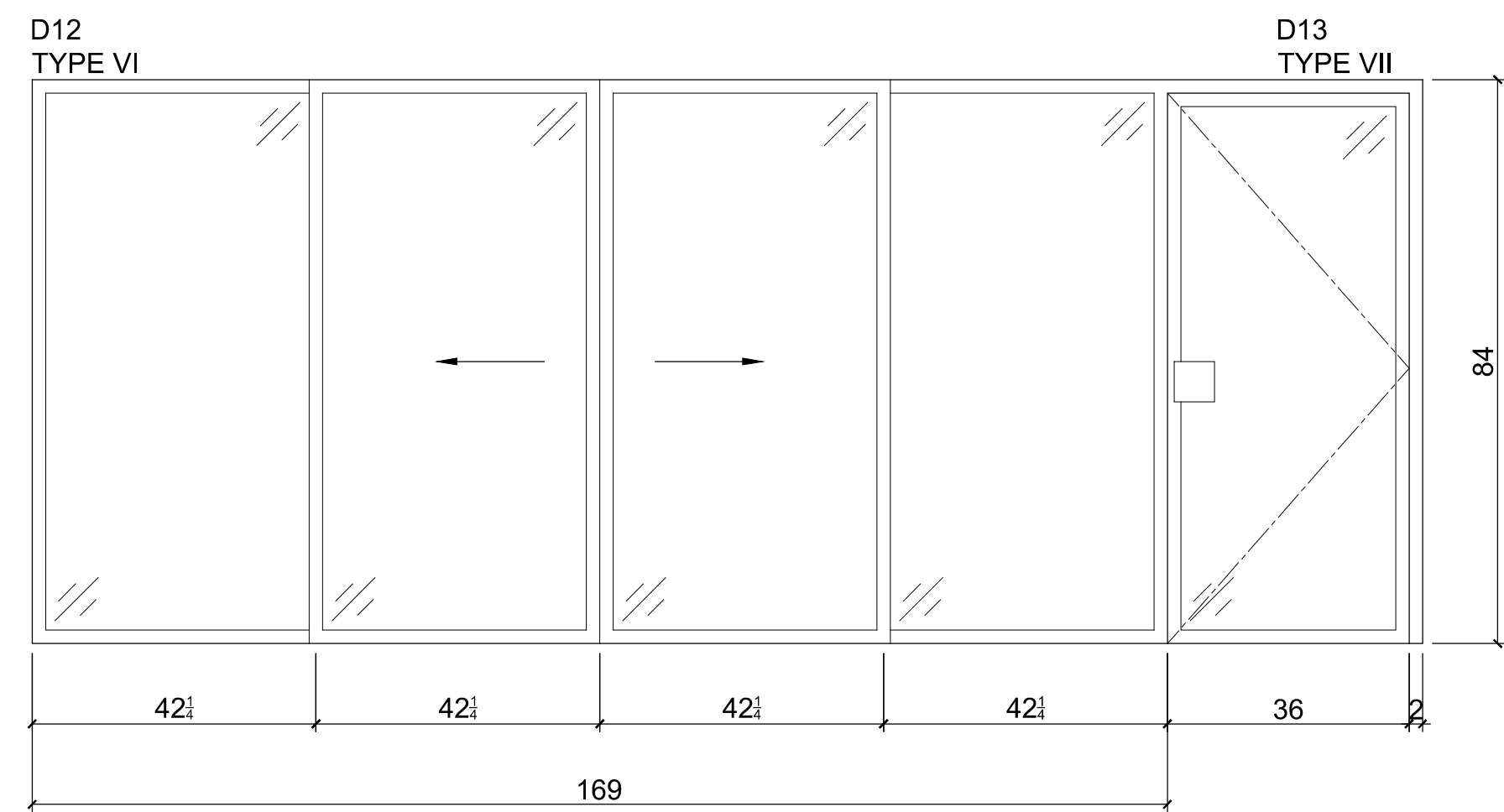
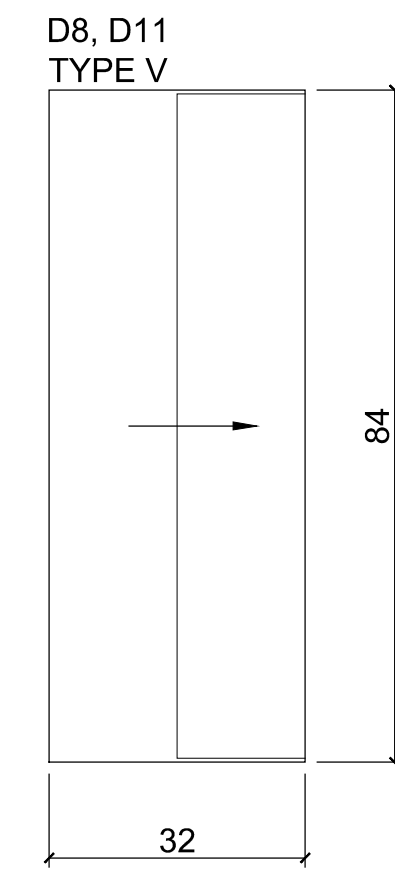
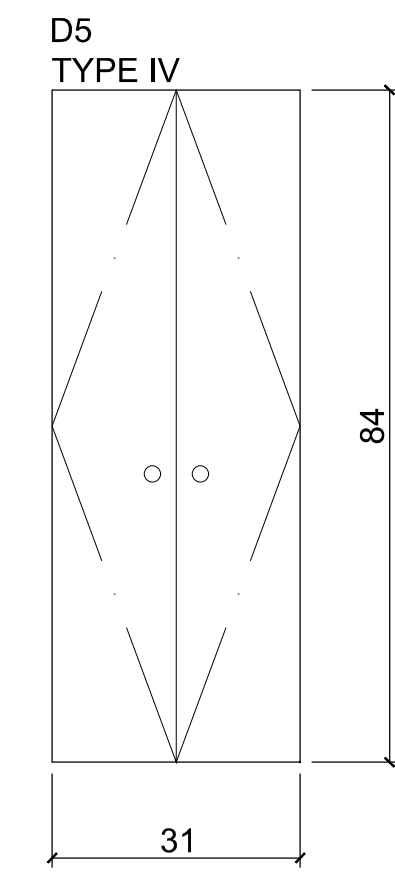
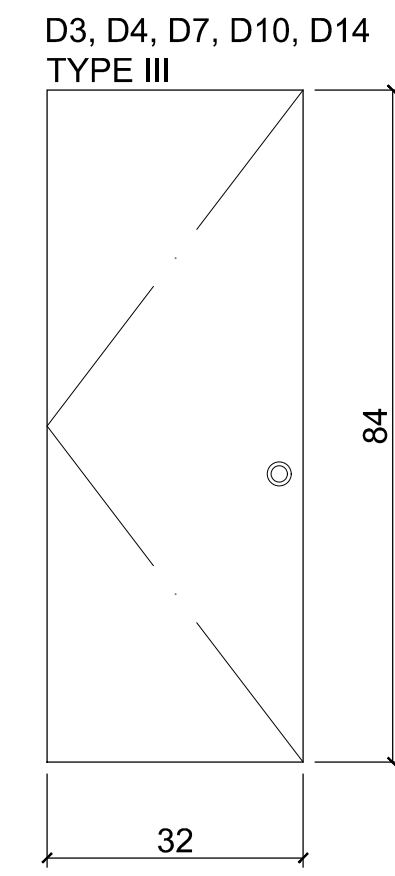
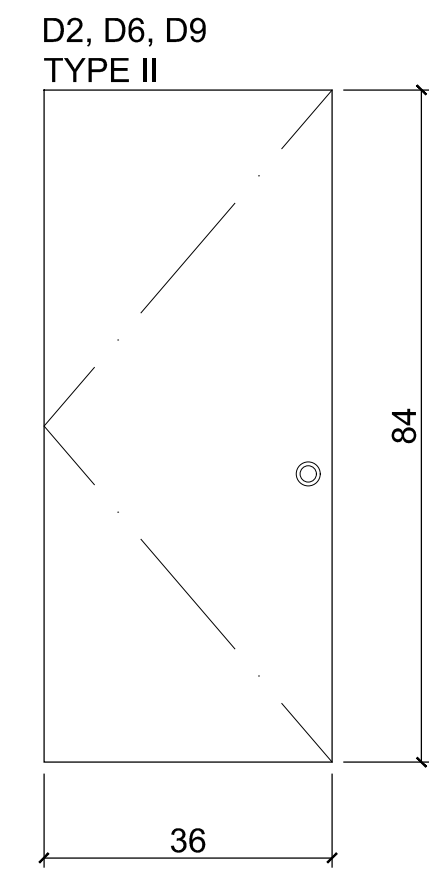
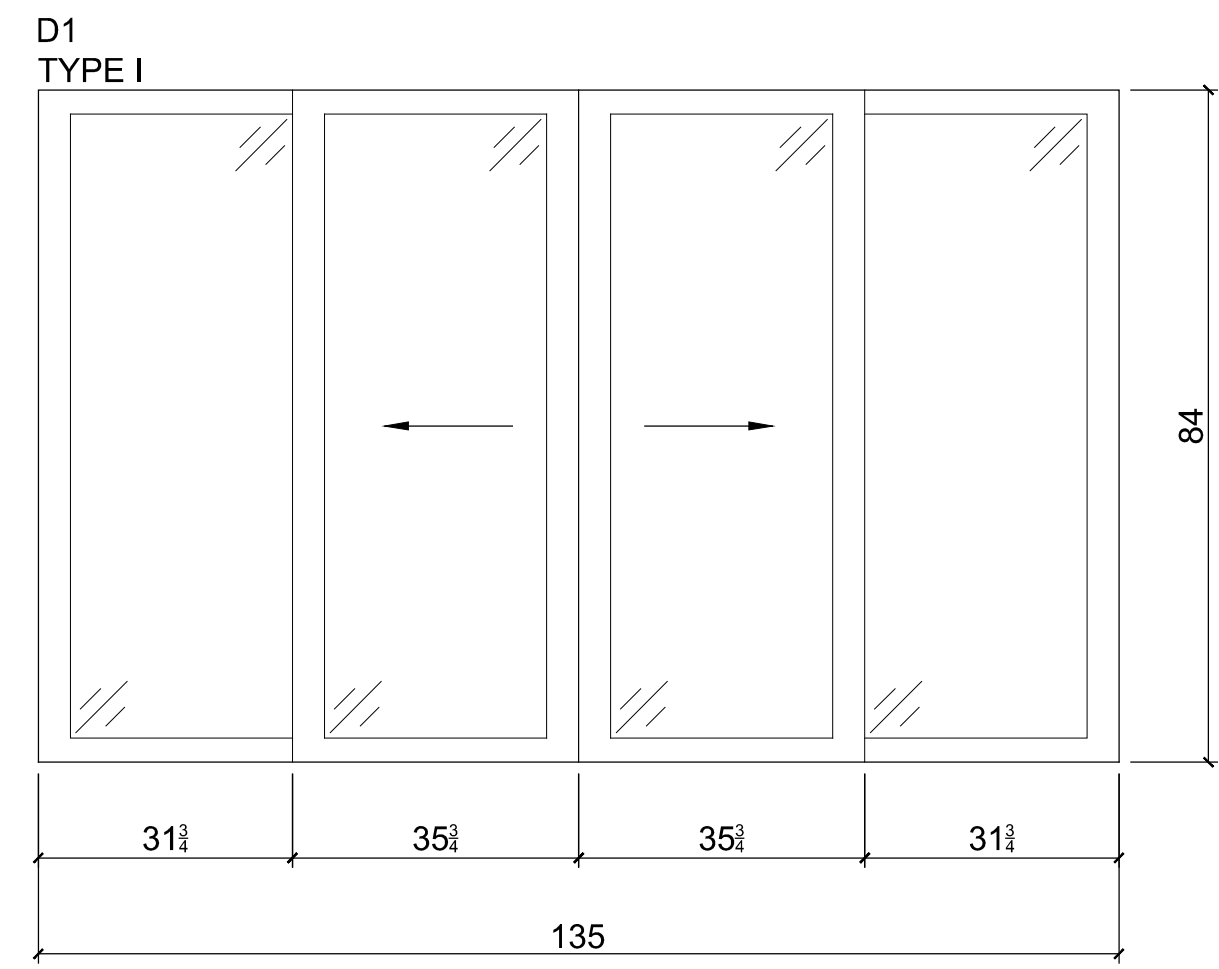
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SITE SECTION

SCALE: 1/4"=1'-0"

03/11/2019
06/20/2019

A2.2



DOOR SCHEDULE

#	SIZE (W x H)	MATERIAL/ OPERATION	TYPE	NOTES
D1	135 x 84	ALUMINUM FRAME GLASS DOOR	I	35 1/2" DOORS AND 31 1/2" SIDE LIGHTS
D2	36 x 84	SOLID WD DOOR	II	
D3	32 x 84	SOLID WD DOOR	III	
D4	32 x 84	SOLID WD DOOR	III	
D5	31 x 84	SOLID WD CLOSET DOOR	IV	
D6	36 x 84	SOLID WD DOOR	II	
D7	32 x 84	SOLID WD DOOR	III	
D8	32 x 84	SOLID WD POCKET DOOR	V	
D9	36 x 84	SOLID WD DOOR	II	
D10	32 x 84	SOLID WD DOOR	III	
D11	32 x 84	SOLID WD POCKET DOOR	V	
D12	202 x 84	ALUMINUM FRAME GLASS DOOR	VI	(2) 49" DOORS PLUS (2) 52" SIDE LITES
D13	30 x 84	ALUMINUM FRAME GLASS DOOR	VII	
D14	32 x 84	SOLID WD DOOR	III	
D15	42 x 84	ALUMINUM FRAME GLASS DOOR	VIII	
D16	228 x 84	GARAGE DOOR	XI	

LIGHTING FIXTURE SCHEDULE

#	MANUFACTURER/ MODEL	FIXTURE TYPE	HEIGHT	MATERIAL/ FINISH
L1	MAXIM LIGHTING LIGHTRAY MODEL #86108ABZ	ONE LIGHT LED OUTDOOR WALL LANTERN SCONCE	5.25"	BRONZE

NOTE:
LIGHTING SHOULD BE PROPERLY SHIELDED TO AVOID GLARE AND THE SPILL OF LIGHT TO THE SURROUNDING AREAS.

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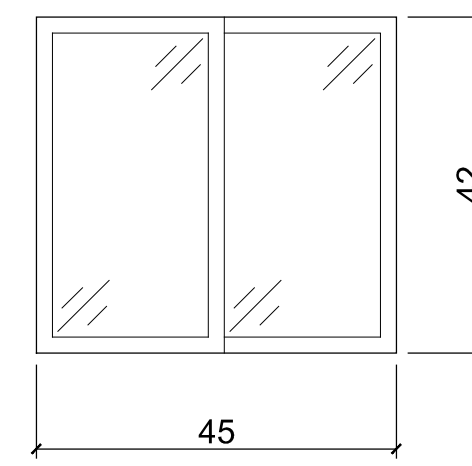
DOOR/
LIGHTING FIXT.
SCHEDULE

SCALE: AS NOTED

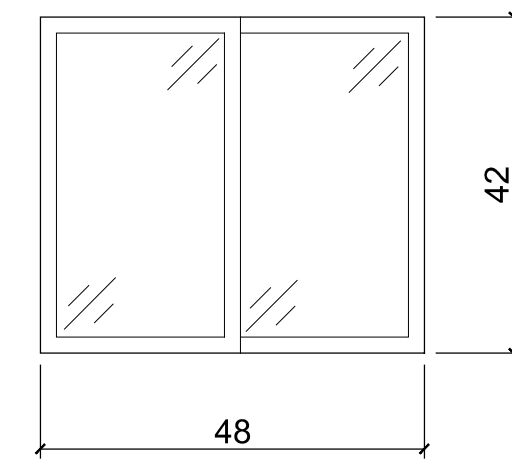
03/11/2019

A3.0

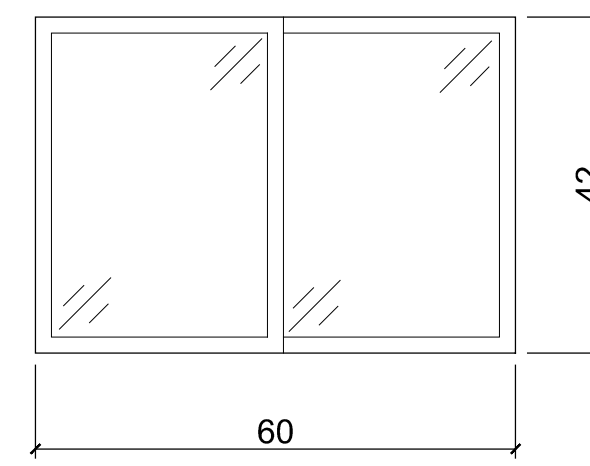
W1, W9
TYPE I



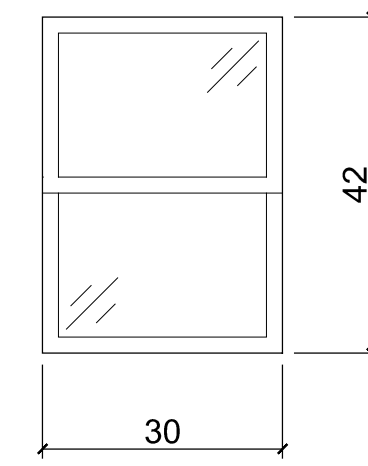
W2, W3, W4
TYPE II



W5, W6, W8
TYPE III



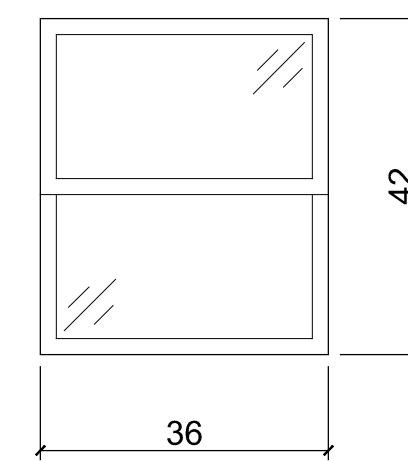
W7
TYPE IV



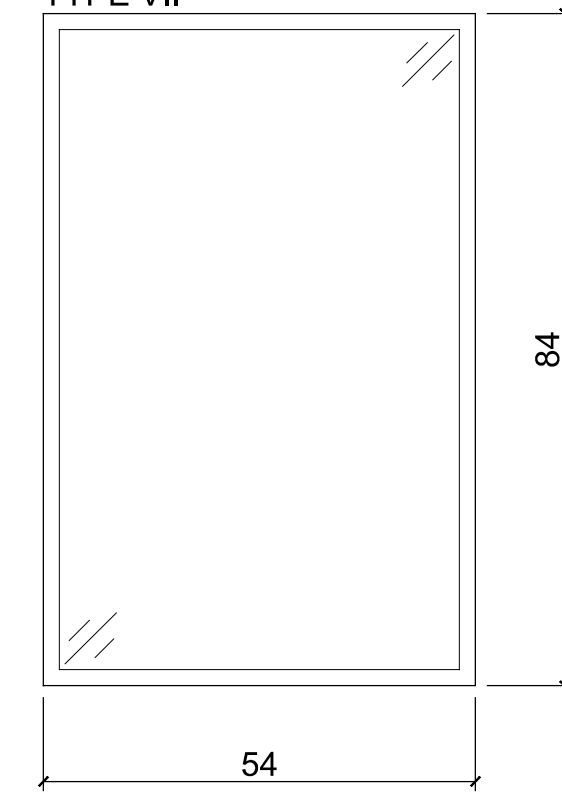
W10
TYPE V



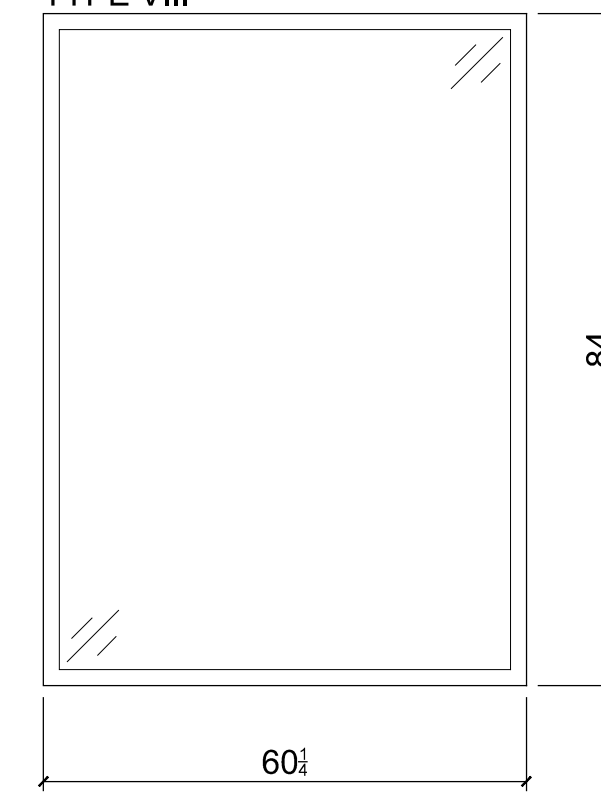
W11, W12
TYPE VI



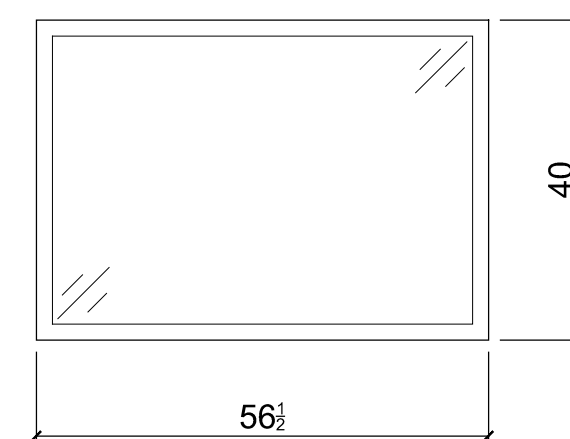
W13, W14, W17, W18
TYPE VII



W15, W16
TYPE VIII



W19, W20, W21, W22
TYPE IX



WINDOW SCHEDULE

#	SIZE (W x H)	TYPE	TYPE	MATERIAL	EXT. COLOR	NOTES
W1	45 x 42	HORIZONTAL SLIDER	I	ALUMINUM	DARK GREY	
W2	48 x 42	HORIZONTAL SLIDER	II	ALUMINUM	DARK GREY	
W3	48 x 42	HORIZONTAL SLIDER	II	ALUMINUM	DARK GREY	
W4	48 x 42	HORIZONTAL SLIDER	II	ALUMINUM	DARK GREY	
W5	60 x 42	HORIZONTAL SLIDER	III	ALUMINUM	DARK GREY	
W6	60 x 42	HORIZONTAL SLIDER	III	ALUMINUM	DARK GREY	
W7	30 x 42	DOUBLE HUNG	IV	ALUMINUM	DARK GREY	
W8	60 x 42	HORIZONTAL SLIDER	III	ALUMINUM	DARK GREY	
W9	45 x 42	HORIZONTAL SLIDER	I	ALUMINUM	DARK GREY	
W10	125 1/4 x 84	FIXED GLASS	V	ALUMINUM	DARK GREY	
W11	36 x 42	DOUBLE HUNG	VI	ALUMINUM	DARK GREY	
W12	36 x 42	DOUBLE HUNG	VI	ALUMINUM	DARK GREY	
W13	54 x 84	FIXED GLASS	VII	ALUMINUM	DARK GREY	
W14	54 x 84	FIXED GLASS	VII	ALUMINUM	DARK GREY	
W15	60 x 84	FIXED GLASS	VIII	ALUMINUM	DARK GREY	
W16	60 x 84	FIXED GLASS	VIII	ALUMINUM	DARK GREY	
W17	54 x 84	FIXED GLASS	VII	ALUMINUM	DARK GREY	
W18	125 1/4 x 84	FIXED GLASS	VII	ALUMINUM	DARK GREY	
W19	56 x 40	FIXED GLASS	IX	ALUMINUM	DARK GREY	
W20	56 x 40	FIXED GLASS	IX	ALUMINUM	DARK GREY	
W21	56 x 40	FIXED GLASS	IX	ALUMINUM	DARK GREY	
W22	56 x 40	FIXED GLASS	IX	ALUMINUM	DARK GREY	

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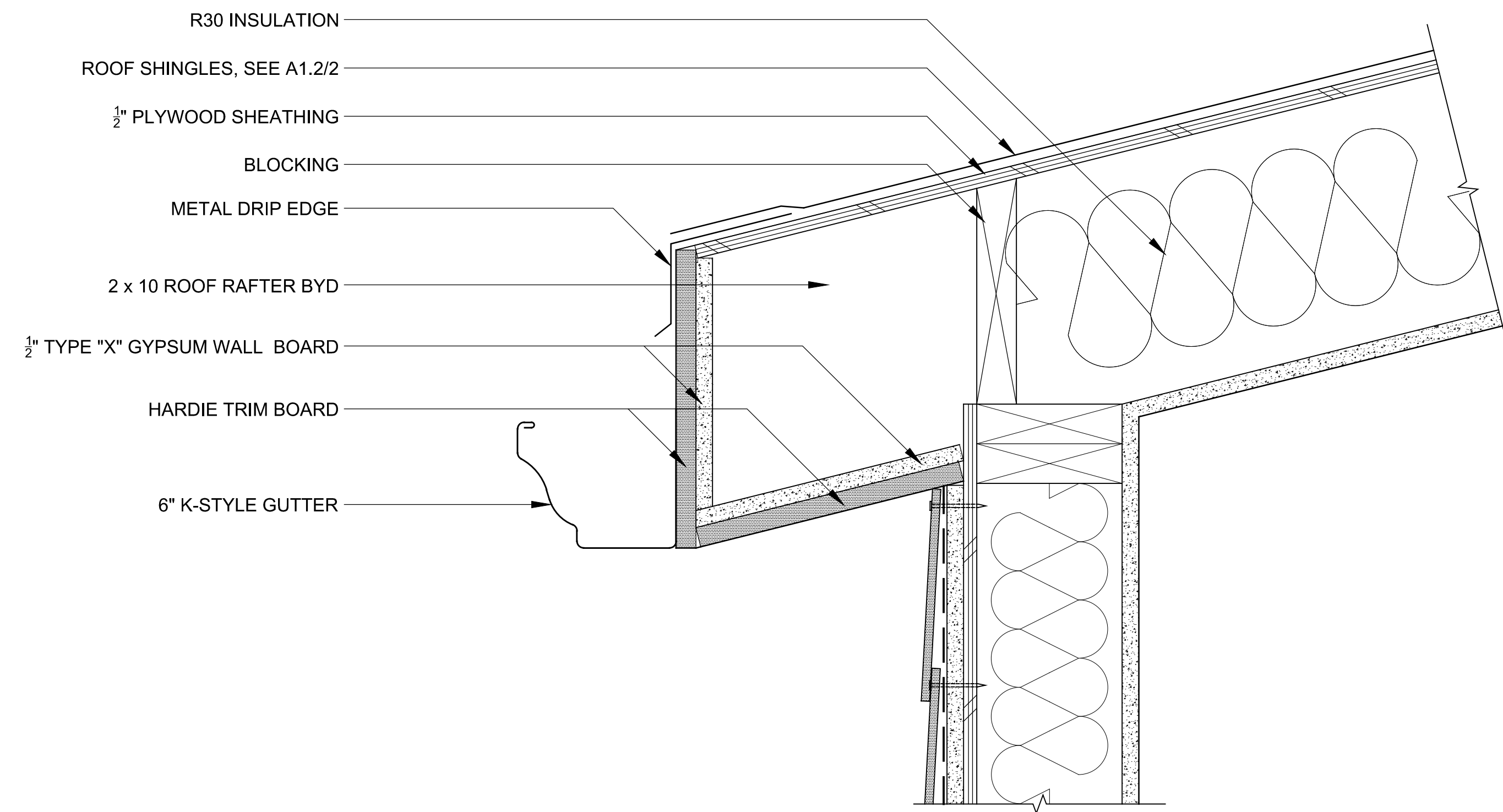
agent:
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WINDOW
SCHEDULE

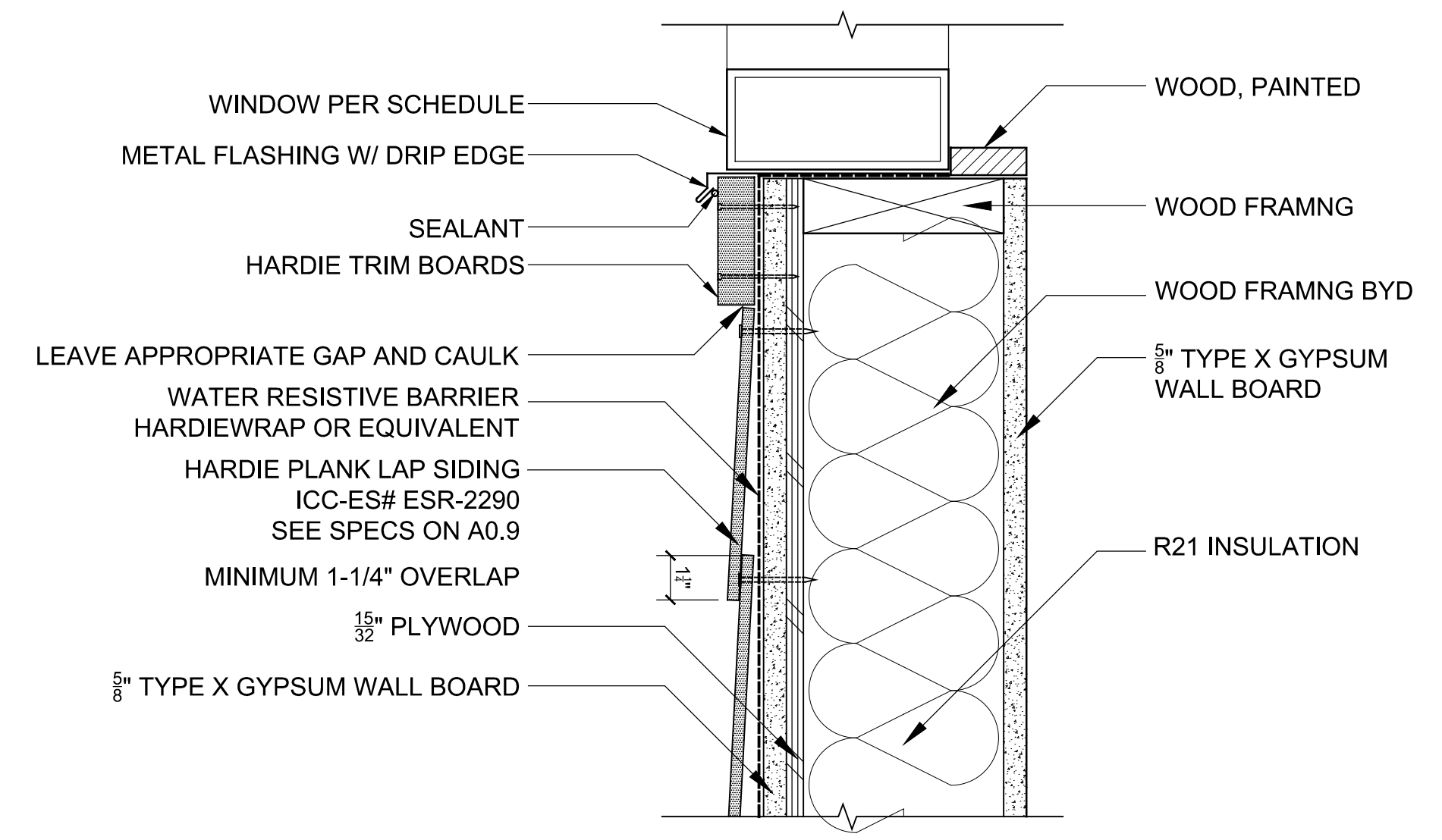
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06/20/2019

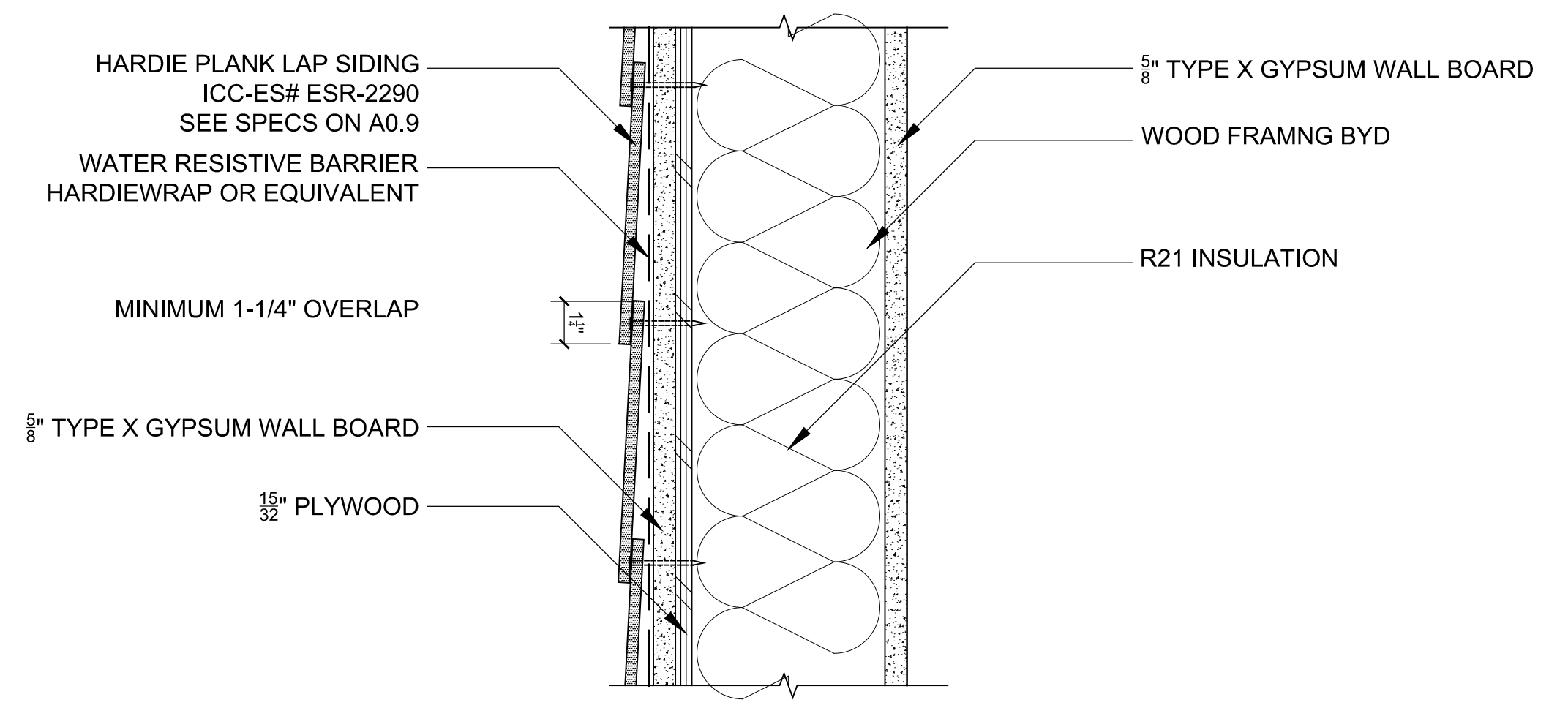
A3.1



A3.1 1HR RATED EAVE DETAIL
2 SCALE: 3"=1'-0"



A3.1 WINDOW SILL DETAIL
3 SCALE: 3"=1'-0"



A3.1 1HR RATED WALL/ FACADE DETAIL
1 SCALE: 3"=1'-0"

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DETAILS
 SCALE: AS NOTED
 06/20/2019

ATTACHMENT 2

Updated Renderings

